



Historic Preservation Commission Meeting Agenda

Wednesday, August 27, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - [a.](#) 2026 HP Budget Meeting
 - [b.](#) HPC Meeting Minutes 08-13-2025
4. **Voucher Approvals**
 - [a.](#) HP Operating Vouchers
 - [b.](#) HP Grant Vouchers
 - [c.](#) HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. HP Revolving Loan Requests
 - Dorrene Julius -- 33 1/2 Jackson -- Request to forgive siding loan
 - Lee Thompson -- 47 Forest -- Request to defer loan payments
 - [b.](#) HP Program Application Request
 - Anne Monfred Wieringa - 61 Madison - Foundation & Elderly Resident Grants
6. **Old or General Business**
7. **New Matters Before the Deadwood Historic District Commission**
 - [a.](#) COA 250148 - Dale & Susan Berg - 650 Main - Install Window in Facade
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - [a.](#) PA 250150 - Dale Berg - 874 Main - Construct wall with shed roof
 - [b.](#) PA 250151 - Larry Shama - 138 Charles St - Replace Siding
 - [c.](#) PA 250152 - Michael Guilbert - 14 Harrison - Replace garage door
 - [d.](#) PA 250153 - Donna Wiese -- 58 Pleasant -- Replace Windows & Siding
9. **Items from Citizens not on Agenda**

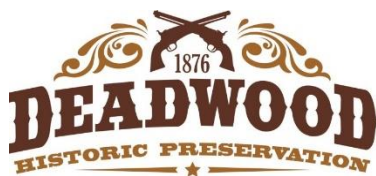
(Items considered but no action will be taken at this time.)
10. **Staff Report**

(Items considered but no action will be taken at this time.)
11. **Committee Reports**

(Items considered but no action will be taken at this time.)

12. **Adjournment**

Note: All Applications ***MUST*** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.



Historic Preservation Commission 2026 Budget Meeting Minutes

Tuesday, August 21, 2025, at 8:30 AM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission Budget meeting to order on August 21, 2025, at 8:30 a.m.

2. Roll Call

HP Commission Chair Leo Diede
 HP Commissioner 2nd Vice Chair Anita Knipper
 HP Commissioner Beverly Posey
 HP Commissioner Trevor Santochi

ABSENT

HP Commission Vice Chair Molly Brown
 HP Commissioner Jesse Allen
 HP Commissioner Diana Williams

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Cammie Schmidt, Administrative Assistant

City Commissioner Charles Eagleson
 Jim Williams, Deadwood History, Inc.

3. Old or General Business

Mr. Kuchenbecker presented the proposed 2026 Historic Preservation Fund budget as follows:

- a. HP Projected Revenues and Income for 2026
- b. HP Fixed Expenses - Bond Payments
- c. HP Office - Operation Budget
- d. HP Grants and Loans
- e. HP Capital Assets
- f. HP Capital Improvement Projects
- g. HP Visitor Management
- h. Historic Interpretation
- i. HP Professional Services
- j. HP Impact Dollars for City Services
- k. HPC Revolving Loan Fund
- l. Recommendation to City Commission on 2026 Historic Preservation Fund budget

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to recommend approval of 2026 Historic Preservation Fund Budget to City Commission. Voting Yea: Knipper, Posey, Santochi, Diede.

4. Adjournment

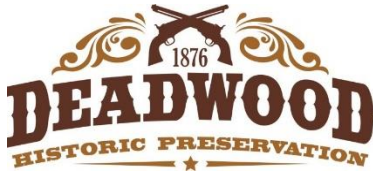
It was motioned by Commissioner Santochi and seconded by Commissioner Knipper to adjourn the HP Budget meeting.

The HP Commission meeting adjourned at 9:40 a.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant



Historic Preservation Commission Meeting Minutes

Wednesday, August 13, 2025, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on August 13, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
 HP Commission Vice Chair Molly Brown
 HP Commissioner 2nd Vice Chair Anita Knipper
 HP Commissioner Trevor Santochi
 HP Commissioner Beverly Posey
 HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Jesse Allen

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning, and Historic Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Cammie Schmidt, Administrative Assistant

Katie Burnham, Neighborworks

3. Approval of Minutes

a. HPC Meeting Minutes

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve minutes of July 23, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$288,268.77. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to approve Grant Vouchers in the amount of \$3,060.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Revolving Vouchers in the amount of \$27,002.02. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Program Requests

Danika McFarland -- 37 Lincoln Avenue -- Windows/Doors and Siding Loan Request
Wayne Morris -- 338 Main Street -- Windows/Doors Loan Forgiveness

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to accept Danika McFarland, 37 Lincoln Avenue and Wayne Morris, 338 Main Street, into the Revolving Loan Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- b. Historic Preservation Program Application

Richard & Susan Anderson - 5 Stewart - Foundation & Elderly Resident Grant Requests

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Richard and Susan Anderson, 5 Stewart into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

6. Old or General Business

- a. Historic Facade Easement Program application request for the Pineview Group LLC - Branch House - 37 Sherman St.

Mr. Kuchenbecker stated they are eligible for up to \$177,000.00 per formula of \$3,000.00 per linear foot. The project they're proposing costs \$57,704.00 and we would pay up to 80% of that back. That includes tuckpointing and painting, and new windows, which were previously approved. In exchange we get a Conservation Easement on the exterior of the building.

It was moved by Commissioner Brown and seconded by Commissioner Posey to accept Pineview Group LLC – Branch House into the Historic Façade Easement Program for 37 Sherman Street. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250137 - 834 Main St. - Scott Mathews - Repair / replace upper story windows

Mr. Kuchenbecker stated 834 Main Street is a contributing structure located in the Upper Main Street Planning Unit. The applicant is requesting permission to repair four windows, replacing one window on the second story of the structure. Replacement window will allow adequate egress to living space. Plans are to finish out the second story of the structure to make the living space with a bedroom and bathroom. Staff conducted a site visit to review the second story project and wood replacement window would be on the right side of the structure and have the same 6-panels style as the original windows. Based on that, it is staff's opinion upon all the evidence presented that this project does not encroach upon, damage, or destroy any historic resource or have an adverse effect on the character of the building or the character of the Districts.

Commissioner Posey asked was the upper level, was it completely unfinished when he started?

Mrs. Anfinson stated at one point it looked like they were going to finish it, the previous owner, and now the new owners are just finishing it.

Commissioner Posey stated ok, so it was like an added space?

Mrs. Anfinson stated yes, they are restoring the attic and they are only going to be replacing one window which will also adjust the size to egress, the rest are staying the same.

It was moved by Commissioner Knipper and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- b. PA 250138 - 5 Stewart - Rick & Susan Anderson - Install Support Beam/Replace Concrete Steps

Mr. Kuchenbecker stated this is a contributing structure in the Cleveland Planning Unit, circa 1900, we just approved them into the Grant and Loan Program. Applicant is requesting permission to install a new floor support beam in the crawl space to level the house, remove the old concrete step, build new ones in the front. Staff's opinion is the proposed work and changes does not encroach upon, damage, or destroy historic resource or have an adverse effect on the character of the building or the character of the Districts.

It was moved by Commissioner Santochi and seconded by Commissioner Posey based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- c. PA 250139 - Melody Dennis - 14 Lincoln Ave. - Replacing existing fence

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1938. Applicant's requesting permission to replace existing 4-foot-tall fence with white painted cedar. The applicant would like to have an 8-foot space in a 2-foot, in ground, cement footings around the perimeter. Staff's opinion is the proposed work and changes does not encroach upon, damage, or destroy historic resources or have an adverse effect on the character of the building or the character of the Districts and get rid of a chain-link fence.

It was moved by Commissioner Brown and seconded by Commissioner Knipper based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

9. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

10. **Staff Report**

(Items considered but no action will be taken at this time.)

- a. 33rd Annual West River History Conference Schedule of Events

Mr. Kuchenbecker stated the West River Conference Schedule is in Deadwood this year. It is October 1st - 3rd. This is something that we traditionally pay registration and travel to, but since it's in our "backyard", we will pay for registration. You are on your own to get there and find a place to stay. If you are going, please let staff know, Bonny or Cammie, so we can get you registered.

- b. Sponsorship of "Rising Star" Student Film Award for Short Documentary -- Presentation October 4, 2025

We received a request for "Rising Star" Student Film Award for a short documentary and it was for \$250.00. I took executive privilege or administrative privilege and that is coming up October 4th and the student that they choose for the short documentary gets a \$250 check from Deadwood Historic Preservation.

Mrs. Anfinson stated he did a video on Galena, the history of Galena. The student has already been chosen. He wrote a documentary on Galena and that is on Black Hills History so that is why they were seeing if we would be interested in sponsoring that award, because it's about history and if somebody wanted to go and present the award, it is on October 4th, which is a Saturday, in Hill City.

Kevin Kuchenbecker stated if anyone wants to go to the Black Hills Film Festival and do a presentation, let us know.

- c. Fassbender 2025 Summer Newsletter

Mr. Kuchenbecker stated we try to get that out to everybody. Items from staff, we're working on quite a few different things. I want to commend Bonny for having handle a local resident who hasn't had water in a while. She and Lornie, our Public Works Director sat in on this meeting as well and took me aside and took Bonny to

the side, Lornie did and complimented Bonny on how she interacted with this individual. Hopefully we can get this individual water through the Elderly Program.

Mr. Kuchenbecker stated as you know we had a guest during the Days of '76, Secretary of State. We took her on a tour of the basement and a variety of other things. She reached out to us and wanted the resources we're using for digitizing microfilm and stuff. It's nice to be able to have the Cabinet Members reach out to us as a resource.

Mr. Kuchenbecker stated we have our second Food Truck Ordinance Task Force Meeting tomorrow. I am looking at possible food trucks in town. That's tomorrow afternoon.

Mr. Kuchenbecker stated we are working on Food Vendor Ordinance.

Mr. Kuchenbecker stated we will be working on ordinance changes for signage when it comes to sandwich boards. They are everywhere this year and in the middle of sidewalks. I will be talking to the City Commission of a prohibition on sandwich boards, to clean up.

Mr. Kuchenbecker stated he received a couple messages about the preparation of merchandising on the outside of buildings. We are doing research on what was done in the past and anything we can do to strengthen the ordinances to eliminate the T-shirts from hanging and the mannequins, profanity, etc.

Mr. Kuchenbecker stated waterline, got around the corner and through the rock, so that'll be moving ahead.

Mr. Kuchenbecker stated I met with the architect this week on the Senior Center, and we should have something to present on a floorplan in the next few weeks, as far as a draft and then make some tweaks to the kitchen to make that look better.

Mr. Kuchenbecker stated 85 Charles, I talked to the contractor, and we went over windows.

Commissioner Eagleson stated ice cream and goats at the Farmers' Market this Friday.

11. **Committee Reports**

(Items considered but no action will be taken at this time.)

Commissioner Brown stated I managed Harley Davidson's event at Outlaw Square. We had one ride with 700 people.

Commissioner Santochi stated I got to join Leo for Exhibition of the Native American dancers at Outlaw Square and that was great!

Commissioner Posey stated the McPherson Auction Company is doing an auction for George Mitchell's, both homes at 25 and 29 Terrace Street, side by side. Real Estate open house will be held on August 17th from 1-3pm and August 24th from 1-3pm. You can also schedule by appointment anytime.

Chair Diede stated for the Native American Exhibition, I will re-sponsor and re-support the event and I highly recommend they continue to do so. The crowds were really small unfortunately, but for those that did attend, I think it would be good.

Commissioner Knipper asked is there any way they can do that more in the evening for the Native American dancers? It was so hot outside. Can they do it at like 6:00pm or something? It's just a thought to think about.

Mr. Kuchenbecker stated the Days of '76 Rodeo happens the same day at 7:00pm.

Commissioner Knipper stated they could set up a couple of tents down there, that would at least help.

Chair Diede stated I am glad Rally time is over. I worked over in Sturgis at the Church over there and we served breakfast, and we made over 2,500 plates this year in eight days. It was a huge showing and the numbers were insane.

12. **Adjournment**

The HP Commission meeting adjourned at 4:20 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Historic Preservation Commission

Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 5,565.33

Approved by

on

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HP Chairperson

HPC	08/25/25
Batch	09/03/25

8/25/2025 10:35 AM
PACKET: 07177 HP Operating 09/02/2025 -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5459	MCEUEN, JOHN					
I-610		MINER'S NIGHT OUT MUSIC VIDEO	500.00			
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N		
		MINER'S NIGHT OUT MUSIC VIDEO		215 4572-235	VISITOR MGMT ADVOCATE	500.00
=== VENDOR TOTALS ===			500.00			
=====						
01-1006	SD MAGAZINE					
I-080525		2025 RENEWAL SUBSCRIPTION	29.00			
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N		
		2025 RENEWAL SUBSCRIPTION		215 4573-325	HIST. INTERP. DUES AND S	29.00
=== VENDOR TOTALS ===			29.00			
=====						
01-4739	WATERS HARDWARE-HP PAINT PROGR					
C-10968 /S		5 STEWART PAINT	131.67CR			
9/03/2025	FNBAP	DUE: 8/20/2025 DISC: 8/20/2025		1099: N		
		5 STEWART PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	131.67CR
I-10685 /S		23 MCKINLEY PRIMER	48.84			
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N		
		23 MCKINLEY PRIMER		215 4575-525	GRANT/LOAN PAINT PROGRAM	48.84
I-10709 /S		5 STEWART PAINT	562.75			
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N		
		5 STEWART PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	562.75
I-10747 /S		23 MCKINLEY CAULK/PAINT	133.77			
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N		
		23 MCKINLEY CAULK/PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	133.77
I-10963 /S		5 STEWART PAINT	131.67			
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N		
		5 STEWART PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	131.67
=== VENDOR TOTALS ===			745.36			
=====						
01-1643	WOLFF'S PLUMBING AND HEATING					
I-87000		SENIOR CENTER SEWER INSP.	456.00			
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: Y		
		SENIOR CENTER SEWER INSP.		215 4575-505-05	142 SHERMAN STREET	456.00
=== VENDOR TOTALS ===			456.00			
=== PACKET TOTALS ===			5,565.33			

** T O T A L S **

INVOICE TOTALS 5,697.00
DEBIT MEMO TOTALS 0.00
CREDIT MEMO TOTALS 131.67CR

BATCH TOTALS 5,565.33

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2025		101-2020	ACCOUNTS PAYABLE	121.41-*						
		101-4192-426	SUPPLIES	39.67	50,650	28,695.08				
		101-4520-426	SUPPLIES	39.67	54,000	14,803.52				
		101-4640-426	SUPPLIES	2.40	3,000	2,557.27				
		101-4640-428	UTILITIES	39.67	3,000	2,604.74				
		215-2020	ACCOUNTS PAYABLE	5,404.25-*						
		215-4572-235	VISITOR MGMT ADVOCATE	900.00	220,000	66,053.22		819,000	396,362.10	
		215-4573-325	HIST. INTERP. DUES AND S	29.00	2,500	68,679.00-	Y			
		215-4573-335	HIST. INTERP. ARCHIVE DE	844.54	43,300	12,554.80				
		215-4575-505-05	142 SHERMAN STREET	456.00	0	21,046.81-	Y			
		215-4575-525	GRANT/LOAN PAINT PROGRAM	745.36	25,000	10,754.31				
		215-4576-630	PROFES. SERV. NEIGHBORH.	55.28	8,000	6,857.55				
		215-4577-755	CAPITAL ASSETS RETAINING	2,334.40	475,000	294,095.50				
		215-4641-428	UTILITIES	39.67	12,500	11,058.34				
		602-2020	ACCOUNTS PAYABLE	39.67-*						
		602-4330-426	SUPPLIES	39.67	42,000	28,713.65				
		999-1301	DUE FROM FUND 101	121.41 *						
		999-1306	DUE FROM FUND 215	5,404.25 *						
		999-1342	DUE FROM FUND 602	39.67 *						
		** 2025 YEAR TOTALS		5,565.33						

8/25/2025 10:35 AM
PACKET: 07177 HP Operating 09/02/2025 -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.


** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	9/2025	121.41
215	9/2025	5,404.25
602	9/2025	39.67

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY 
ON 08-26-2025

8/25/2025 10:35 AM
PACKET: 07177 HP Operating 09/02/2025 -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
=====							
01-5038	BRITE IDEAS LLP						
I-202512		QTY 32, 8" SPEC GLOBE LIGHTS	2,334.40				
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N			
		QTY 32, 8" SPEC GLOBE LIGHTS		215 4577-755	CAPITAL ASSETS RETAINING	2,334.40	
=== VENDOR TOTALS ===			2,334.40				
=====							
01-3314	CENTURY BUSINESS PRODUCTS, INC						
I-806824		CANON/TM-305	2.40				
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N			
		CANON/TM-305		101 4640-426	SUPPLIES	2.40	
I-806825		JULY-AUGUST 2025 CONTRACT	198.35				
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N			
		JULY-AUGUST 2025 CONTRACT		215 4641-428	UTILITIES	39.67	
		JULY-AUGUST 2025 CONTRACT		101 4640-428	UTILITIES	39.67	
		JULY-AUGUST 2025 CONTRACT		602 4330-426	SUPPLIES	39.67	
		JULY-AUGUST 2025 CONTRACT		101 4520-426	SUPPLIES	39.67	
		JULY-AUGUST 2025 CONTRACT		101 4192-426	SUPPLIES	39.67	
=== VENDOR TOTALS ===			200.75				
=====							
01-5458	DYNAMITE MEDIA SOLUTIONS						
I-2510		CITY ARCHIVE GIS PROJECT	400.00				
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N			
		CITY ARCHIVE GIS PROJECT		215 4572-235	VISITOR MGMT ADVOCATE	400.00	
=== VENDOR TOTALS ===			400.00				
=====							
01-1495	GAYLORD BROS.						
I-2920980		13 MICROFILM & NEWSPAPER BOX	844.54				
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N			
		13 MICROFILM & NEWSPAPER BOX		215 4573-335	HIST. INTERP. ARCHIVE DE	844.54	
=== VENDOR TOTALS ===			844.54				
=====							
01-4875	KNIPPER, ANITA						
I-062625		COOKIES EVENT DVFD	55.28				
9/03/2025	FNBAP	DUE: 9/03/2025 DISC: 9/03/2025		1099: N			
		COOKIES EVENT DVFD		215 4576-630	PROFES. SERV. NEIGHBORH.	55.28	
=== VENDOR TOTALS ===			55.28				

Historic Preservation Commission
Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 16,319.00

Approved by _____ on ____/____/____
HP Chairperson

HPC	08/27/25
Batch	09/02/25

PACKET: 07183 09/02/25 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item b.

-----ID-----		GROSS		P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5463	BECK, DON					
=====						
I-1107		4 HARRISON BECK FOUNDATION	10,000.00			
9/02/2025	FNBAP	DUE: 9/02/2025 DISC: 9/02/2025		1099: N		
		4 HARRISON BECK FOUNDATION		216 4653-962-08	FOUNDATION GRANT EXPENSE	10,000.00
=== VENDOR TOTALS ===			10,000.00			
=====						
01-4707	WEKOLA LLC					
=====						
I-081925		374 WILLIAMS EAGLESON WINDOWS	3,833.00			
9/02/2025	FNBAP	DUE: 9/02/2025 DISC: 9/02/2025		1099: N		
		374 WILLIAMS EAGLESON WINDOWS		216 4653-962-03	WINDOWS GRANT EXPENSE	3,833.00
=====						
I-082125		56 LINCOLN - THOMPSON WINDOWS	2,486.00			
9/02/2025	FNBAP	DUE: 9/02/2025 DISC: 9/02/2025		1099: N		
		56 LINCOLN - THOMPSON WINDOWS		216 4653-962-03	WINDOWS GRANT EXPENSE	2,486.00
=== VENDOR TOTALS ===			6,319.00			
=== PACKET TOTALS ===			16,319.00			

8/27/2025 9:08 AM
PACKET: 07183 09/02/25 - HP GRANTS - BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	16,319.00
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	16,319.00
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** G/L ACCOUNT TOTALS **

					=====LINE ITEM=====			=====GROUP BUDGET=====		
BANK	YEAR	ACCOUNT	NAME	AMOUNT	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2025	216-2020	ACCOUNTS PAYABLE	16,319.00-*						
		216-4653-962-03	WINDOWS GRANT EXPENSE	6,319.00	120,000	113,681.00				
		216-4653-962-08	FOUNDATION GRANT EXPENSE	10,000.00	60,000	40,000.00				
		999-1307	DUE FROM FUND 216	16,319.00 *						
			** 2025 YEAR TOTALS	16,319.00						

8/27/2025 9:08 AM

A/P Regular Open Item Register

PACKET: 07183 09/02/25 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item b.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	9/2025	16,319.00

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

8/27/2025 10:29am

HP REVOLVING LOAN FUND

Page 1 of 2

A/P Invoices Report

8/1/2025 - 8/31/2025

Batch = 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
08/2025								
Fairburn, Noel - FAIRBURN MENARDS 08 - 8/27/2025 - 5,906.77 - Batch: 2 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	5,906.77	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		5,906.77
Total:							5,906.77	5,906.77
Fairburn, Noel - FAIRBURN MENARDS 082 - 8/27/2025 - 8,505.98 - Batch: 2 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	8,505.98	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		8,505.98
Total:							8,505.98	8,505.98
JS Construction - 122-335 - 8/27/2025 - 10,000.00 - Batch: 2 - Header Memo: Work Done-52 Van Buren-Greenlee								
Work Done-52 Van Buren-Greenlee	100	1201				NOTES RECEIVABLE	10,000.00	
Work Done-52 Van Buren-Greenlee	100	2000				ACCOUNTS PAYABLE		10,000.00
Total:							10,000.00	10,000.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT MORRIS - 8/27/2025 - 30.00 - Batch: 2 - Header Memo: Record Satisfaction-388 Main-Morris								
Record Satisfaction-388 Main-Morris	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-388 Main-Morris	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT REAUSAW CHP - 8/27/2025 - 30.00 - Batch: 2 - Header Memo: Record Satisfaction-336 Williams-Reausaw-CHPWREAU								
Record Satisfaction-336 Williams-Reausaw-CHPWREAU	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-336 Williams-Reausaw-CHPWREAU	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00

8/27/2025 10:29am

HP REVOLVING LOAN FUND

Page 2 of 2

A/P Invoices Report

8/1/2025 - 8/31/2025

Batch = 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
08/2025 (cont'd from page 1)								
SoDak Title - OE-0419-25 - 8/27/2025 - 120.00 - Batch: 2 - Header Memo: OE Report-58 Pleasant-Wiese								
OE Report-58 Pleasant-Wiese	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-58 Pleasant-Wiese	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Waters/TWIN CITY HARDWARE - VARIOUS 08FAIRBURN - 8/27/2025 - 592.46 - Batch: 2 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	592.46	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		592.46
Total:							592.46	592.46
Waters/TWIN CITY HARDWARE - VARIOUS WATERS 08 FA - 8/27/2025 - 1,215.47 - Batch: 2 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	1,215.47	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		1,215.47
Total:							1,215.47	1,215.47
Total:							26,400.68	26,400.68
Report Total:							26,400.68	26,400.68

With Cut Off Days From 30 Through 9999
Neighborhood Lending Services, LLC

Loan #	Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Current Balance	Suspense /Partial	Impound Aging Balance Days
>>> Investor: HP NHS Revolving Loan,											

HPRLTHOM	05/01/2025	06/01/2025	268.84	100.00	0.00	165.46	641.06	906.52	16759.59	0.00	0.00 87
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Last Worked: / / By: Action Date: / / Work Date: / /
 Flags: Collector Code: Loan Officer:
 Home Telephone: (605) 641-2870 Work Telephone: (605) 578-1400 Last Transaction: 06/02/2025
 Borrower: THOMPSON, LEE

Month Deferred Request

	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Current Balance	Suspense /Partial	Impound Balance
Totals:	268.84	100.00	0.00	165.46	641.06	906.52	16759.59	0.00	0.00

Range Of Days:	11 Through 29	30 Through 59	60 Through 89	90 Plus	Total
Number Of Accounts	0.00	0.00	1.00	0.00	1.00
Late Charge Due	0.00	0.00	100.00	0.00	100.00
NSF Charge Due	0.00	0.00	0.00	0.00	0.00
Interest Due	0.00	0.00	165.46	0.00	165.46
Principal Due	0.00	0.00	641.06	0.00	641.06
Total Amount Due	0.00	0.00	906.52	0.00	906.52
Balances Due	0.00	0.00	16759.59	0.00	16759.59
Suspense/Partial Balance	0.00	0.00	0.00	0.00	0.00
Impound Balances	0.00	0.00	0.00	0.00	0.00
Percent Delinquent (\$)	0.0000	0.0000	0.7844	0.0000	0.7844
Percent Delinquent (#)	0.0000	0.0000	0.6289	0.0000	0.6289
Number Of Active Loans	159	Total Active Loan Balance	2136714.56		

8/26/2025 2:41pm

HP REVOLVING LOAN FUND

Balance Sheet

As of Date: 7/31/2025

Page 1 of 1

	Current Year	Prior Year
Assets		
Current Assets		
CASH-SAVINGS	892,047.07	1,482,335.70
CASH-INVESTED	812,024.90	777,912.43
ACCRUED INTEREST RECEIVABLE	1,536.42	1,536.42
LATE FEES RECEIVABLE	3,986.87	3,986.87
Total Current Assets	1,709,595.26	2,265,771.42
Other Assets		
NOTES RECEIVABLE	2,169,283.57	2,153,083.64
Total Other Assets	2,169,283.57	2,153,083.64
Total Assets	3,878,878.83	4,418,855.06
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Allowance for Uncollected	(60,258.34)	(39,698.34)
ACCOUNTS PAYABLE	(1,449.34)	(1,449.34)
YE Accounts Payable	1,449.34	1,449.34
Total Current Liabilities	(60,258.34)	(39,698.34)
Total Liabilities	(60,258.34)	(39,698.34)
Net Assets		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS(LOSS)	(2,602,952.65)	(2,083,536.42)
PRIOR YEAR EARNINGS (LOSS)	116,204.47	116,204.47
HP BUDGET	(13,474.38)	(13,474.38)
PRIOR YEAR HP BUDGET	1,775,000.00	1,775,000.00
Total Net Assets	3,939,137.17	4,458,553.40
Total Liabilities & Net Assets	3,878,878.83	4,418,855.06

8/26/2025 2:42pm

HP REVOLVING LOAN FUND
Statement of Revenue and Expense
Current Period: 7/1/2025 - 7/31/2025
Year-to-Date: 1/1/2025 - 7/31/2025

Page 1 of 1

	Current Year Current Period	Current Year Year-to-Date	Prior Year Current Period	Prior Year Year-to-Date
Revenue				
PERM LOAN INTEREST	2,068.95	15,031.49	2,075.33	15,444.35
SAVINGS INTEREST	3,871.35	43,514.85	3,774.09	28,598.93
SERVICE FEES	165.00	1,220.00	190.00	1,539.30
LATE FEES	25.00	275.00	0.00	326.69
APPLICATION FEES	1,398.00	6,823.46	0.00	9,390.31
CLOSING COSTS	451.66	2,726.66	0.00	2,351.76
Total Revenue	7,979.96	69,591.46	6,039.42	57,651.34
Expenses				
PROF & ADMIN FEES	3,500.00	22,053.75	3,000.00	18,520.00
CLOSING COSTS DISBURSE	423.32	2,423.95	240.00	2,427.90
Foundation Grant Expense	0.00	14,229.60	19,690.00	19,690.00
Windows Grant Expense	0.00	0.00	1,230.00	31,944.67
Elderly Grant Expense	20,000.00	56,414.24	12,150.00	22,937.99
Siding Grant Expense	7,000.00	7,000.00	22,639.34	44,915.88
Facade Grant Expense	0.00	25,224.72	0.00	268,030.00
Total Expenses	30,923.32	127,346.26	58,949.34	408,466.44
Excess or (Deficiency) of Revenue Over Expenses	(22,943.36)	(57,754.80)	(52,909.92)	(350,815.10)

Deadwood HP Total Loans 7/31/2025	
Accounting Balance (Fund EZ)	This Month
Loans per Balance Sheet - Acct 100-1201	\$2,169,283.57
TOTAL	\$ 2,169,283.57
Loan Base:	This Month
Investor Trial Balance Report	\$ 2,154,680.21
	\$1,920.00 Baucom
\$	4,100.00 Baucom
\$	4,480.00 Baucom
7/23/2025 Meeting Packet	
	\$258.98 Fairburn
	\$761.39 Fairburn
	\$3,082.99 Fairburn
TOTAL	\$ 2,169,283.57
Difference	\$ -

Deadwood HP Total Loans 7/31/2025	
Accounting Balance (Fund EZ)	
Loans per Balance Sheet	\$2,169,283.57
TOTAL	\$ 2,169,283.57
Loan Base:	
Pool Trial Balance Report	\$ 2,154,680.21
	\$1,920.00 Baucom
\$	4,100.00 Baucom
\$	4,480.00 Baucom
7/23/2025 Meeting Packet	
	\$258.98 Fairburn
	\$761.39 Fairburn
	\$3,082.99 Fairburn
TOTAL	\$ 2,169,283.57
Difference	\$ -

Time: 14:11:40
Date: 07/31/2025

TRIAL BALANCE: POOLS

Range Of Investors
All Pools

Neighborhood Lending Services, LLC

Version: 3.1.28

Page: 1
Run By: SUSAN1

Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
>>> INVESTOR #: HP POOL #: C0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
LS	41-240027	Costopoulos, LI	2	0	08/01/25	09/01/25	07/30/25	0.0000	No	0.0000	Curr	0.0000	277.78	48055.54	0.00	0.00
HPRRWPSH	HPRRWPSHA	Shama,Larry	2	0	07/01/25	08/01/25	07/07/25	0.0000	No	0.0000	Curr	0.0000	400.00	17200.00	0.00	0.00
Group Totals:													677.78	65255.54	0.00	0.00
>>> INVESTOR #: HP POOL #: C5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
PSV	41-240022	Costopoulos, LI	2	0	08/01/25	09/01/25	07/30/25	5.0000	No	5.0000	Curr	0.0000	389.08	47896.62	0.00	0.00
HPCLNUGG	HPCLNUGG	Nugget Saloon,	2	0	07/01/25	08/01/25	07/03/25	5.0000	No	5.0000	Curr	0.0000	1212.84	220574.38	0.00	0.00
Group Totals:													1601.92	268471.00	0.00	0.00
>>> INVESTOR #: HP POOL #: R0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
11-240003	11-240003	Dragon Belly, L	2	0	04/01/26	05/01/26	07/09/25	0.0000	No	0.0000	Curr	0.0000	46.78	1777.68	0.00	0.00
LS	11-240072	Schramm,Steven	2	0	07/01/25	08/01/25	07/18/25	0.0000	No	0.0000	Curr	0.0000	415.04	21997.40	0.00	0.00
LS	11-240081	Long,Jonathan	2	0	08/01/25	09/01/25	07/30/25	0.0000	No	0.0000	Curr	0.0000	208.33	23333.36	0.00	0.00
11-250001	11-250001	Bailey, Jr.,Rob	2	0	07/24/25	09/01/25	07/29/25	0.0000	No	0.0000	Curr	0.0000	208.33	25000.00	0.00	0.00
11-250002	11-250002	Laine-drummond,	2	0	07/01/25	08/01/25	06/26/25	0.0000	No	0.0000	Curr	0.0000	208.33	20000.00	0.00	0.00
LS	11-250008	Hamilton,Teresa	2	0	07/10/25	09/01/25	07/11/25	0.0000	No	0.0000	Curr	0.0000	166.67	10000.00	0.00	0.00
HPLSKIR	HPLSKIR	Kirkpatrick,Eli	2	0	08/01/25	09/01/25	07/11/25	0.0000	No	0.0000	Curr	0.0000	104.17	905.00	0.00	0.00
HPROSJOM	HPROSJOM	Sjomeling,Danie	2	0	07/01/25	08/01/25	07/08/25	0.0000	No	0.0000	Curr	0.0000	136.43	10914.25	0.00	0.00
LSAFETY	HPRLSBOBO	The Fht Company	2	0	07/01/25	08/01/25	07/11/25	0.0000	No	0.0000	Curr	0.0000	191.32	8025.06	0.00	0.00
LIFE SFTY	HPRLSBRE	Breland,Philip	2	0	12/01/25	01/01/26	12/24/24	0.0000	No	0.0000	Curr	0.0000	416.67	9999.88	0.00	0.00
HPRLSCOUF	HPRLSCOUP	Paha Sapa Holdi	2	0	07/01/25	08/01/25	06/30/25	0.0000	No	0.0000	Curr	0.0000	138.89	21527.75	0.00	0.00
HPRLSEMAN	HPRLSEMAN	Emanuel,Karl	2	0	08/01/25	09/01/25	07/21/25	0.0000	No	0.0000	Curr	0.0000	208.33	18700.00	0.00	0.00
HPRLSFAS	HPRLSFAS	Fasnacht,Glenn	2	0	07/01/25	08/01/25	07/07/25	0.0000	No	0.0000	Curr	0.0000	160.55	12844.16	0.00	0.00
LIFE SFTY	HPRLSGREE	Greenlee,Benjam	2	0	07/01/25	08/01/25	07/08/25	0.0000	No	0.0000	Curr	0.0000	416.67	16249.93	0.00	0.00
HPRLSHERT	HPRLSHERT	Herd,David	2	0	07/01/25	08/01/25	07/01/25	0.0000	No	0.0000	Curr	0.0000	208.33	13536.85	0.00	0.00
LIFE SAFTY	HPRLSJNWM	Johnson,Michael	2	0	07/01/25	08/01/25	07/08/25	0.0000	No	0.0000	Curr	0.0000	138.89	20694.41	0.00	0.00
Life Sfty	HPRLSJOHN	Johnson,Joette	2	0	07/01/25	08/01/25	07/14/25	0.0000	No	0.0000	Curr	0.0000	138.89	43169.32	0.00	0.00
LIFE SAFTY	HPRLSPOTT	Cara Mia Llc,Ca	2	0	08/01/25	09/01/25	07/28/25	0.0000	No	0.0000	Curr	0.0000	208.33	19791.75	0.00	0.00
HPRLSRITZ	HPRLSRITZ	Ritz,Jody	2	0	07/01/25	08/01/25	07/01/25	0.0000	No	0.0000	Curr	0.0000	51.77	944.55	0.00	0.00
HPRLSSMIT	HPRLSSMIT	Smith,Gordon	2	0	01/01/27	02/01/27	07/18/25	0.0000	No	0.0000	Curr	0.0000	145.68	3056.48	0.00	0.00
LIFE SAFTY	HPRLSTHOM	Thompson Ii,Mar	2	0	08/01/25	09/01/25	07/08/25	0.0000	No	0.0000	Curr	0.0000	104.17	21916.64	0.00	0.00
HPRLSTREN	HPRLSTREN	Trentz,Sylvia	2	0	08/01/25	09/01/25	07/02/25	0.0000	No	0.0000	Curr	0.0000	96.47	19231.10	0.00	0.00

Time: 14:11:40
Date: 07/31/2025

TRIAL BALANCE: POOLS

Page: 2
Run By: SUSAN1

Range Of Investors
All Pools

Neighborhood Lending Services, LLC

Version: 3.1.28

Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
Life SFTY	HPRLSUNDE	Underhill,Ronal	2	0	07/01/25	08/01/25	07/11/25	0.0000	No	0.0000	Curr	0.0000	104.17	18647.75	0.00	0.00
HPRLSWEB	HPRLSWEB	Weber,Todd	2	0	08/01/25	09/01/25	07/11/25	0.0000	No	0.0000	Curr	0.0000	66.43	13219.40	0.00	0.00
HPRRW0EMI	HPRRW0EMR	Emrick Real Est	2	0	08/01/25	09/01/25	07/28/25	0.0000	No	0.0000	Curr	0.0000	207.59	20941.02	0.00	0.00
LIFE SAFETY	HPSLRUNG	Runge,Michael	2	0	08/01/25	09/01/25	07/18/25	0.0000	No	0.0000	Curr	0.0000	208.33	1400.00	0.00	0.00
Group Totals:													4705.56	397823.74	0.00	0.00
>>> INVESTOR #: HP POOL #: R3.0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
PRSV	HPRPRV7EM	The Fht Company	2	0	07/01/25	08/01/25	07/11/25	3.0000	No	3.0000	Curr	0.0000	244.21	14725.18	0.00	0.00
HPRRPVCOI	HPRRPVCOU	Paha Sapa Holdi	2	0	07/01/25	08/01/25	06/30/25	3.0000	No	3.0000	Curr	0.0000	111.88	14739.46	0.00	0.00
PRESERVAT	HPRPRVJOH	Johnson,Michael	2	0	07/01/25	08/01/25	07/08/25	3.0000	No	3.0000	Curr	0.0000	172.65	21454.17	0.00	0.00
Preservatn	HPRPRVPOT	Cara Mia Llc,Ca	2	0	08/01/25	09/01/25	07/28/25	3.0000	No	3.0000	Curr	0.0000	241.40	19147.87	0.00	0.00
HPRPSVHOI	HPRPSVHOH	Hohn,John	2	0	08/01/25	09/01/25	07/16/25	3.0000	No	3.0000	Curr	0.0000	126.97	6072.87	0.00	0.00
PRESV 3	HPRPVUND3	Underhill,Ronal	2	0	07/01/25	08/01/25	07/02/25	3.0000	No	3.0000	Curr	0.0000	138.65	21456.34	0.00	0.00
HPRREFALL	HPRREFALL	Allen,Jesse	2	0	08/01/25	09/01/25	07/02/25	3.0000	No	3.0000	Curr	0.0000	103.56	16132.96	0.00	0.00
HPRREFGAT	HPRREFGAT	Gathmann,Naomi	2	0	07/01/25	08/01/25	07/10/25	3.0000	No	3.0000	Curr	0.0000	139.02	9795.32	0.00	0.00
Group Totals:													1278.34	123524.17	0.00	0.00
>>> INVESTOR #: HP POOL #: R3.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRPRSCH	HPRPRSCH	Schramm,Steven	2	0	08/01/25	09/01/25	07/08/25	3.5000	No	3.5000	Curr	0.0000	60.83	2971.30	0.00	0.00
Prsv 1	HPRPRSUN1	Underhill,Ronal	2	0	07/01/25	08/01/25	07/11/25	3.5000	No	3.5000	Curr	0.0000	144.99	19990.59	0.00	0.00
HPRPRVSJO	HPRPRVSJO	Sjomeling,Danie	2	0	07/01/25	08/01/25	07/08/25	3.5000	No	3.5000	Curr	0.0000	131.85	19957.39	0.00	0.00
Prsv 2	HPRPVUN2	Underhill,Ronal	2	0	07/01/25	08/01/25	07/11/25	3.5000	No	3.5000	Curr	0.0000	144.99	20445.76	0.00	0.00
Group Totals:													482.66	63365.04	0.00	0.00
>>> INVESTOR #: HP POOL #: R4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
Refinance	11-240001	Lewis,Tracy	2	0	07/01/25	08/01/25	07/10/25	4.0000	No	4.0000	Curr	0.0000	364.25	22129.47	0.00	0.00
11-240002	11-240002	Coomes,Tim	2	0	07/01/25	08/01/25	07/07/25	4.0000	No	4.0000	Curr	0.0000	179.26	7090.01	0.00	0.00
PRESV	HPRPRLFJO	Johnson,Joette	2	0	07/01/25	08/01/25	07/14/25	4.0000	No	4.0000	Curr	0.0000	119.35	23036.79	0.00	0.00
HPRRL0LSN	HPRRL0LSN	Olson,Steven	2	0	07/01/25	08/01/25	06/26/25	4.0000	No	4.0000	Curr	0.0000	110.69	6100.95	0.00	0.00
HPRRLTHOM	HPRRLTHOM	Thompson, Lee	2	0	05/01/25	06/01/25	06/02/25	4.0000	No	4.0000	Curr	0.0000	268.84	16759.59	0.00	0.00
Group Totals:													1042.39	75116.81	0.00	0.00
>>> INVESTOR #: HP POOL #: R5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
11-250004	11-250004	Westendorf,Rand	2	0	07/01/25	08/01/25	07/01/25	5.0000	No	5.0000	Curr	0.0000	175.86	8506.26	0.00	0.00
11-250022	11-250022	Bailey, Jr.,Rob	2	0	07/24/25	09/01/25	07/29/25	5.0000	No	5.0000	Curr	0.0000	265.16	25000.00	0.00	0.00

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HPRLSCHMI	HPRLSCHMI	Schmidt,Mike	2	0	07/01/25	08/01/25	07/10/25	5.0000	No	5.0000	Curr	0.0000	506.82	15088.06	0.00	0.00
PRSV	HPRPSVGRE	Greenlee,Benjam	2	0	07/01/25	08/01/25	07/08/25	5.0000	No	5.0000	Curr	0.0000	353.35	19543.35	0.00	0.00
Group Totals:													1301.19	68137.67	0.00	0.00
>>> INVESTOR #: HP POOL #: RIP POOL INFORMATION NOT SET UP																
RW	00-250011	Hogan,Brian	11	1	03/19/25	04/01/26	03/19/25	0.0000	No	0.0000	Curr	0.0000	0.01	1118.99	0.00	0.00
PSV	00-25009	Massa,Pamela	11	1	05/22/25	05/01/26	05/28/25	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Group Totals:													0.02	1118.99	0.00	0.00
>>> INVESTOR #: HP POOL #: RIP-R DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
PSV	00-240082	Owens,Tracy	11	1	08/22/24	08/01/26	08/22/24	0.0001	No	0.0001	Curr	0.0000	0.01	739.00	0.00	0.00
LS	00-240089	Owens,Tracy	11	1	08/22/24	08/01/26	09/18/24	0.0000	No	0.0000	Curr	0.0000	0.01	4983.66	0.00	0.00
Win/Doors	00-240099	Wilkinson,Lori	11	1	07/23/25	10/01/25	07/23/25	0.0000	No	0.0000	Curr	0.0000	0.01	20000.00	0.00	0.00
RW	00-240123	Cure,Gary	11	1	11/04/24	12/01/25	11/04/24	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Siding	00-250052	Greenlee,Benjam	11	1	07/03/25	07/01/26	07/07/25	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
FND	00-250055	Wilkinson,Lori	11	1	07/23/25	05/01/26	07/23/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
Presv	00-250086	Lopez,Melondy	11	1	07/15/25	07/01/26	07/15/25	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
RW	00-250131	Wolfe,Heath	11	1	02/11/25	02/01/26	02/11/25	0.0000	No	0.0000	Curr	0.0000	0.01	1048.64	0.00	0.00
Siding	11-240119	Wilkinson,Lori	11	1	07/23/25	10/01/25	07/23/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
FOUNDATIOI	CHPFNDMCF	Mcfariand,Danik	11	1	07/10/23	11/01/25	07/10/23	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
FOUNDATIOI	CHPRFNDEM	Emrick Real Est	11	1	02/05/25	01/01/26	06/18/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
FND	CHPRFNDHE	Heckman,Kyle	11	1	08/28/23	02/01/26	08/29/23	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
LIFE SFTY	CHPRLSBY	Byrne,Tiffany	11	1	11/07/23	08/01/25	05/21/25	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00
LF SFTY	CHPRLSFAI	Fairbairn,Nancy	11	1	07/02/24	09/01/25	01/07/25	0.0000	No	0.0000	Curr	0.0000	0.01	15514.79	0.00	0.00
LIFE SFTY	CHPRLSHE	Heckman,Kyle	11	1	06/04/24	02/01/26	06/04/24	0.0000	No	0.0000	Curr	0.0000	0.01	8620.17	0.00	0.00
PRSV	CHPRPRVFA	Fairbairn,Nancy	11	1	08/23/23	09/01/25	06/18/25	0.0000	No	0.0000	Curr	0.0000	0.01	4896.63	0.00	0.00
PRSV	CHPRPRVHE	Heckman,Kyle	11	1	08/30/23	02/01/26	08/30/23	0.0000	No	0.0000	Curr	0.0000	0.01	2651.96	0.00	0.00
PRESV	CHPRPSVEM	Emrick Real Est	11	1	01/02/24	01/01/26	02/19/25	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00
PRESERVAT	CHPRPVBYR	Byrne,Tiffany	11	1	02/07/22	08/01/25	05/21/25	0.0000	No	0.0000	Curr	0.0000	0.01	18568.16	0.00	0.00
SIDING	CHPRSIDBY	Byrne,Tiffany	11	1	03/19/25	08/01/25	05/21/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
SIDING	CHPRSIDEM	Emrick Real Est	11	1	06/18/25	01/01/26	06/18/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
SIDING	CHPRSIDHE	Heckman,Kyle	11	1	08/28/23	02/01/26	08/29/23	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
WINDOWS	CHPRWINBY	Byrne,Tiffany	11	1	02/19/25	08/01/25	03/19/25	0.0000	No	0.0000	Curr	0.0000	0.01	20000.00	0.00	0.00
WIN	CHPRWINEM	Emrick Real Est	11	1	01/07/25	01/01/26	01/07/25	0.0000	No	0.0000	Curr	0.0000	0.01	1000.00	0.00	0.00
LIFE SFTY	HPRLSEMR	Emrick Real Est	11	1	09/18/24	01/01/26	02/19/25	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00

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Group Totals:													0.25	223023.01	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
RW- Pybl	31-240015	Fasnacht,Glenn	2	0	07/01/25	08/01/25	07/07/25	0.0000	No	0.0000	Curr	0.0000	89.50	20941.82	0.00	0.00
HPRRW0MIK	HPRRW0MIK	Mikla,Christine	2	0	08/01/25	09/01/25	07/28/25	0.0000	No	0.0000	Curr	0.0000	164.59	29069.17	0.00	0.00
RW PAYABLE	HPRRW0OWE	Owens,Tracy	2	0	07/01/25	08/01/25	07/07/25	0.0000	No	0.0000	Curr	0.0000	118.98	24866.22	0.00	0.00
HPRRWPSTE	HPRRWPSTE	Sternhagen,Aaro	2	0	07/01/25	08/01/25	07/21/25	0.0000	No	0.0000	Curr	0.0000	167.48	6171.79	0.00	0.00
RW Payable	HPRWOREAU	Reausaw,Bernie	2	0	09/01/25	10/01/25	07/11/25	0.0000	No	0.0000	Curr	0.0000	740.68	740.85	0.00	0.00
RW PAYABLE	HPRWPGASR	Gasper Iii,Jose	2	0	08/01/25	09/01/25	07/30/25	0.0000	No	0.0000	Curr	0.0000	252.24	10303.21	0.00	0.00
RW PAYABLE	HPRWPPWEB	Weber,Todd	2	0	07/01/25	08/01/25	07/08/25	0.0000	No	0.0000	Curr	0.0000	161.58	9856.69	0.00	0.00
Group Totals:													1695.05	101949.75	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRWSWAN	HPRWSWAN2	Swaney,David	2	0	07/01/25	08/01/25	07/23/25	4.0000	No	4.0000	Curr	0.0000	60.22	10773.00	0.00	0.00
Group Totals:													60.22	10773.00	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CLIENT RW	HPRWBOBO5	Bobolz,Lance	2	0	07/01/25	08/01/25	07/11/25	5.0000	No	5.0000	Curr	0.0000	116.04	12444.68	0.00	0.00
Group Totals:													116.04	12444.68	0.00	0.00
>>> INVESTOR #: HP POOL #: RSFND DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
FND	21-240015	Fairbairn,Nancy	2	0	12/17/24	12/01/34	12/26/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FND	21-240085	Long,Jonathan	2	0	12/19/24	12/01/34	12/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPCFNDKNI	HPCFNDKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	9970.52	0.00	0.00
HPFND771	HPFND770	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	9461.50	0.00	0.00
HPFND772	HPFND772	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	9817.75	0.00	0.00
HPFNDHILL	HPFNDHILL	Hills Partnersh	2	0	12/30/19	11/30/29	01/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	8250.95	0.00	0.00
Foundation	HPFNDPOT	Cara Mia, Llc,C	2	0	10/24/22	10/01/32	10/27/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FND	HPRFND7EM	The Fht Company	2	0	05/09/23	05/01/33	05/10/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIOI	HPRFNDBOB	The Fhe Company	2	0	11/30/32	12/01/32	12/02/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIOI	HPRFNDBRE	Breland,Phillip	2	0	11/11/22	11/01/32	11/11/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRFNDBYF	HPRFNDBYR	Byrne,Tiffany	2	0	01/25/24	01/01/34	01/29/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FND	HPRFNDGRE	Greenlee,Benjam	2	0	09/29/23	10/01/33	10/03/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRFNDHOI	HPRFNDHOH	Hohn,John	2	0	10/23/22	11/01/32	10/24/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIOI	HPRFNDJOH	Johnson,Michael	2	0	11/18/22	11/01/32	11/18/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00

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Foundation	HPRFNDMUN	Munce,Jeffrey	2	0	12/28/20	12/01/30	12/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRFNDSMI	HPRFNDSMI	Smith,Gordon	2	0	10/23/23	10/01/33	10/26/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIONI	HPRFNDUND	Underhill,Ronal	2	0	03/09/21	03/01/31	03/09/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.00	167500.72	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPE DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPSNEBR	CHPSNEBRG	Berg,Tim	11	1	11/18/15	11/12/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	5691.42	0.00	0.00
CHPSNEWO	CHPSNEWOO	Parham,Karin	11	1	02/06/14	10/01/25	04/01/14	0.0000	No	0.0000	Curr	0.0000	0.01	7155.88	0.00	0.00
CHPSPEJ	CHPSPEJ	Sjomeling,Rober	11	1	06/19/14	10/01/25	07/24/14	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
HP SNE	HPSNEWHTO	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.03	32847.30	0.00	0.00
>>> INVESTOR #: HP POOL #: RSSID DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
Siding	22-240014	Fairbairn,Nancy	2	0	12/17/24	12/01/34	12/26/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Siding	22-240088	Long,Jonathan	2	0	12/19/24	12/01/34	12/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	5000.00	0.00	0.00
CHPSIDJLS	CHPSIDJLS	Julius,Dorrene	11	1	08/16/16	09/09/25	01/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2937.88	0.00	0.00
CHPSIDLW0	CHPSIDLW0	Lewis,Tracy	2	0	03/20/17	03/01/27	04/01/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
CHPSIDSHP	CHPSIDSHP	Shepherd,Lanny	11	1	11/18/15	10/30/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	6997.50	0.00	0.00
SIDING	HPRSID106	Oberlander,Bruc	2	0	10/22/20	10/01/30	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRSIDANT	HPRSIDANT	Antrim,James	2	0	07/02/21	06/01/31	07/02/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRSIDBRE	HPRSIDBRE	Breland,Philip	2	0	11/30/23	12/01/33	11/30/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDCOU	Paha Sapa Holdi	2	0	03/07/23	04/01/33	03/21/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDJOH	Johnson,Michael	2	0	11/18/22	11/01/32	11/18/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDUND	Underhill,Ronal	2	0	10/17/22	11/01/32	10/24/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPSID770	HPSID700	Dragon Belly, L	2	0	03/24/20	03/01/30	03/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	3331.80	0.00	0.00
HPSIDKNI	HPSIDKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HP SIDING	HPSIDWHT0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.02	118267.18	0.00	0.00
>>> INVESTOR #: HP POOL #: RSWIN DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
23-240073	23-240073	Greenlee,Benjam	2	0	07/07/25	07/01/35	07/07/25	0.0000	No	0.0000	Curr	0.0000	0.00	6188.59	0.00	0.00
WIN/DOOR	23-240086	Long,Jonathan	2	0	12/19/24	12/01/34	12/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
Win/Door	23-240112	Fairbairn,Nancy	2	0	09/15/24	09/01/34	09/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
CHPWJNL2	CHPWJNL2	Julius,Dorrene	11	1	08/02/16	04/27/26	09/28/17	0.0000	No	0.0000	Curr	0.0000	0.01	15066.88	0.00	0.00
CHPWJNLW0	CHPWJNLW0	Lewis,Tracy	2	0	03/17/17	03/01/27	04/01/17	0.0000	No	0.0000	Curr	0.0000	0.00	8268.42	0.00	0.00

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CHPWINMRS	CHPWINMRS	Morris, Wayne	11	1	08/26/15	08/26/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	4536.00	0.00	0.00
CHPWINSHF	CHPWINSHP	Shepherd, Lanny	11	1	12/23/15	10/30/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2940.00	0.00	0.00
HPCWINKNI	HPCWINKNI	Knipper, Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
WINDOW	HPRWIN106	Oberlander, Bruc	2	0	10/22/20	10/01/30	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	3200.00	0.00	0.00
HPRWIN770	HPRWIN770	Dragon Belly, L	2	0	01/16/24	01/01/34	01/16/24	0.0000	No	0.0000	Curr	0.0000	0.00	1507.96	0.00	0.00
HPRWIN772	HPRWIN772	Dragon Belly, L	2	0	01/16/24	01/01/34	01/16/24	0.0000	No	0.0000	Curr	0.0000	0.00	1769.70	0.00	0.00
HPRWINANT	HPRWINANT	Antrim, James	2	0	07/01/21	06/01/31	07/02/21	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
HPRWINBRE	HPRWINBRE	Breland, Philip	2	0	01/03/24	01/01/34	01/03/24	0.0000	No	0.0000	Curr	0.0000	0.00	7000.00	0.00	0.00
HPRWINCOL	HPRWINCOU	Paha Sapa Holdi	2	0	04/01/32	05/01/33	05/05/23	0.0000	No	0.0000	Curr	0.0000	0.00	11400.00	0.00	0.00
HPRWINHOF	HPRWINHOF	Hohn, John	2	0	11/08/23	12/01/33	11/15/23	0.0000	No	0.0000	Curr	0.0000	0.00	9500.00	0.00	0.00
WINDOWS	HPRWINJOH	Johnson, Michael	2	0	11/18/22	11/01/32	11/18/22	0.0000	No	0.0000	Curr	0.0000	0.00	16800.00	0.00	0.00
Windows	HPRWINMUN	Munce, Jeffrey	2	0	12/28/20	12/01/30	12/28/20	0.0000	No	0.0000	Curr	0.0000	0.00	19850.00	0.00	0.00
WINDOWS	HPRWINPOT	Cara Mia Lic, Ca	2	0	06/23/23	06/01/33	07/03/23	0.0000	No	0.0000	Curr	0.0000	0.00	7237.90	0.00	0.00
Windows	HPRWINUND	Underhill, Ronal	2	0	11/22/23	11/01/33	11/22/23	0.0000	No	0.0000	Curr	0.0000	0.00	2271.93	0.00	0.00
HPWIN772	HPWIN772	Dragon Belly Li	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	6660.40	0.00	0.00
HPWINBOB0	HPWINBOB0	The Fhe Company	2	0	05/14/20	05/01/30	05/14/20	0.0000	No	0.0000	Curr	0.0000	0.00	18000.00	0.00	0.00
HPWINHILL	HPWINHILL	Hills Partnersh	2	0	12/30/19	12/30/29	01/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	751.56	0.00	0.00
HPWINKIN	HPWINKIN	Kinkler, Brian	2	0	01/17/20	02/01/30	01/17/20	0.0000	No	0.0000	Curr	0.0000	0.00	1600.00	0.00	0.00
HPWINPET	HPWINPET	Dragon Belly Li	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	13718.64	0.00	0.00
HP WIN	HPWINREA0	Reausaw, Bernie	2	0	11/01/18	11/01/28	12/18/18	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
WIN FORG	HPWINSHAM	Shama, Larry	2	0	10/01/17	09/01/27	11/10/17	0.0000	No	0.0000	Curr	0.0000	0.00	16793.63	0.00	0.00
HP WINDOW	HPWINWHT0	White, V. Carol	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.03	285061.61	0.00	0.00
>>> INVESTOR #: HP POOL #: RVAC DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
25-240113	25-240113	Fairbairn, Nancy	2	0	09/15/24	09/01/34	09/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
25-250003	25-250003	Bailey, Jr., Rob	2	0	07/24/25	07/01/35	07/29/25	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VAC HOME	HPRVACBO	The Fht Company	2	0	05/09/23	05/01/33	05/10/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRVACBYR	HPRVACBYR	Byrne, Tiffany	2	0	01/25/24	01/01/34	01/29/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VAC HOME	HPRVACJOH	Johnson, Michael	2	0	11/18/22	11/01/32	11/18/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VAC HOME	HPRVACMCF	Mcfarland, Danik	2	0	12/31/23	12/01/33	01/08/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VACANT	HPRVACPOT	Cara Mia Lic, Ca	2	0	10/24/22	10/01/32	10/27/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VACANT	HPRVACTHO	Thompson II, Mar	2	0	02/13/23	02/01/33	02/13/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VAC HM	HPRVACUND	Underhill, Ronal	2	0	03/09/21	03/01/31	03/09/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00

Time: 14:11:40
Date: 07/31/2025

TRIAL BALANCE: POOLS

Page: 7
Run By: SUSAN1

Range Of Investors
All Pools

Neighborhood Lending Services, LLC

Version: 3.1.28

Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
HPRVACWEB	HPRVACWEB	Weber,Todd	2	0	07/02/21	07/01/31	07/02/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VACANT LN	HPVACBIAL	Bialas,Kurt	2	0	03/01/18	03/01/28	03/05/18	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPVANCMIJN	HPVANCMIJ0	Johnson,Michael	2	0	12/01/18	12/01/28	12/12/18	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPVCNTBLM	HPVCNTBLM	Bloom,Christoph	2	1	08/18/16	08/18/26	10/01/16	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HP VACANT	HPVCNWH70	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.00	140000.00	0.00	0.00
Investor Totals:													12961.50	2154680.21	0.00	0.00

>>> INVESTOR #: HPRW POOL #: PERM DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual Payrr

RW- Fgv	32-240016	Julius,Dorrene	2	0	08/07/24	07/01/29	08/07/24	0.0000	No	0.0000	Curr	0.0000	0.00	161485.00	0.00	0.00
RW-Forg	32-240017	Fasnacht,Glenn	2	0	12/05/24	12/01/29	12/05/24	0.0000	No	0.0000	Curr	0.0000	0.00	41237.00	0.00	0.00
CITY RW	CONRWBOB0	Bobolz,Lance	11	1	12/01/17	12/01/27	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	18042.61	0.00	0.00
CONRWCOC	CONRWCOOM	Coomes,Tim	11	1	02/11/19	03/01/29	02/11/19	0.0000	No	0.0000	Curr	0.0000	0.01	67491.73	0.00	0.00
CONRWFEN	CONRWFEN0	Fenton,Kris	11	1	06/13/18	06/01/28	07/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	17584.40	0.00	0.00
CONRWMIKL	CONRWMIKL	Mikla,Christine	2	0	03/08/21	04/01/26	06/26/25	0.0000	No	0.0000	Curr	0.0000	0.00	18289.00	0.00	0.00
RW Forgiv	CONRWREAU	Reausaw,Bernie	2	0	09/24/20	10/01/30	09/24/20	0.0000	No	0.0000	Curr	0.0000	0.00	105468.23	0.00	0.00
CONRWVWH	CONRWVWHI	White,V. Caroly	11	1	09/20/16	09/20/26	09/26/16	0.0000	No	0.0000	Curr	0.0000	0.01	90073.00	0.00	0.00
CRW GRANT	CONRWVWH2	White,V. Caroly	11	1	10/18/17	11/01/27	11/08/17	0.0000	No	0.0000	Curr	0.0000	0.01	8699.04	0.00	0.00
CITY RW	HPCONBOBO	Bobolz,Lance	11	1	01/01/18	01/01/28	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	199815.00	0.00	0.00
HPRRWCEM	HPRRWCEMR	Emrick Real Est	2	0	01/22/24	01/01/34	01/22/24	0.0000	No	0.0000	Curr	0.0000	0.00	45082.88	0.00	0.00
RW FORG	HPRRWOWE	Owens,Tracy	2	0	11/16/22	11/01/27	11/16/22	0.0000	No	0.0000	Curr	0.0000	0.00	103803.20	0.00	0.00
HPRRWFSH	HPRRWFSHA	Shama,Larry	2	0	01/17/24	01/01/29	01/18/24	0.0000	No	0.0000	Curr	0.0000	0.00	186448.00	0.00	0.00
HPRRWFE	HPRRWFE	Sternhagen,Aaro	2	0	08/02/23	08/01/33	08/02/23	0.0000	No	0.0000	Curr	0.0000	0.00	8670.00	0.00	0.00
RW CITY	HPRWCSHEP	Shepherd,Lanny	2	0	11/13/20	10/01/30	11/13/20	0.0000	No	0.0000	Curr	0.0000	0.00	18616.85	0.00	0.00
RW FORG	HPRWFGASR	Gaspar Ili,Jose	2	0	12/20/21	01/01/27	12/20/21	0.0000	No	0.0000	Curr	0.0000	0.00	48928.95	0.00	0.00
RW Forgiv	HPRWFWEB	Weber,Todd	2	0	08/05/20	08/01/30	08/06/20	0.0000	No	0.0000	Curr	0.0000	0.00	82607.50	0.00	0.00
Group Totals:													0.06	1222342.39	0.00	0.00
Investor Totals:													0.06	1222342.39	0.00	0.00
Report Totals:													12961.56	3377022.60	0.00	0.00

**Deadwood Historic Preservation
Revolving Loan Fund**

Investor # HP = DHP Revolving Loan Fund

Loan # Code	Pool Code	Loan Type	Interest Rate	Program
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11	R 0	Residential	0.00%	Revolving Loan Fund
11	R 3.0	Residential	3.00%	Revolving Loan Fund
11	R 3.5	Residential	3.50%	Revolving Loan Fund
11	R 4	Residential	4.00%	Revolving Loan Fund
11	R 4.5	Residential	4.50%	Revolving Loan Fund
11	R 5.0	Residential	5.00%	Revolving Loan Fund

21	RSFND	Residential	0.00%	Foundation Program
22	RSSID	Residential	0.00%	Siding Program
23	RSWIN	Residential	0.00%	Window Program
24	RSPE	Residential	0.00%	Special Needs Elderly
25	RSVAC	Residential	0.00%	Vacant Home Program

31	RRW0	Residential	0.00%	Retaining Wall- Owner
31	RRW4	Residential	4.00%	Retaining Wall- Owner
31	RRW5	Residential	5.00%	Retaining Wall- Owner

OO	RIP-R	Residential	0.00%	RW Owner- In Construction
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Investor #HPRW = City of Deadwood Portion of Retaining Wall- Forgivable

32	Perm	Residential	0.00%	Retaining Wall- City Portion
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OO	CRW-Pe	Residential	0.00%	RW City- In Construction
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Loan # Code	Pool Code	Loan Type	Interest Rate	Program
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41	C0	Commercial	0.00%	Revolving Loan Fund
41	C1	Commercial	1.00%	Revolving Loan Fund
41	C2	Commercial	2.00%	Revolving Loan Fund
41	C3	Commercial	3.00%	Revolving Loan Fund
41	C4	Commercial	4.00%	Revolving Loan Fund
41	C5	Commercial	5.00%	Revolving Loan Fund
41	C6	Commercial	6.00%	Revolving Loan Fund
41	C7	Commercial	7.00%	Revolving Loan Fund
42	CFAC	Commercial	0.00%	Façade Easement Loan
43	CUFR	Commercial	0.00%	Upper Floor Revital Loan

OO	RIP-C	Commercial	0.00%	Const. Projects in Process
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OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

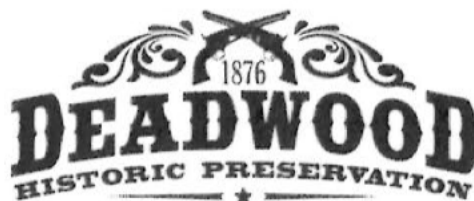
MEMORANDUM

Date: August 22, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

The following Historic Preservation Program application was submitted for review by the Loan Committee and recommends approval.

Anne Monfred Wieringa – 61 Madison – Foundation & Elderly Resident Grants

This property is owner occupied, non-contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.



For Office Use Only:

- ☐ Owner Occupied
☐ Application Fee Received if owner occupied
☐ Non-owner Occupied
 Assessed Value of Property _____
 Verified Lawrence County Dept. of Equalization

Date: __/__/__ Initials: ____

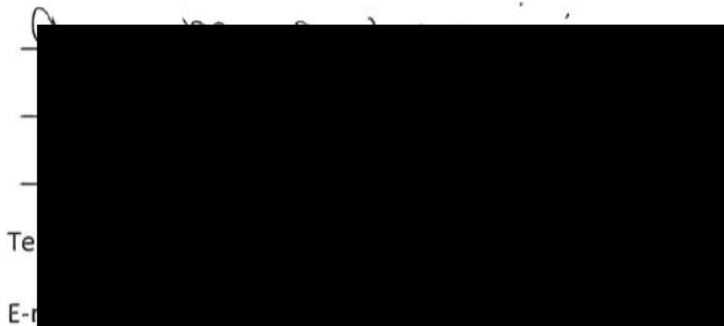
Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

61 Madison Street
Please attach the legal description of the property.

2. Applicant's name & mailing address:



3. Owner of property--(if different from applicant):

Same

Telephone: (____) ____-____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

- ☒ Foundation Program
☐ Siding Program
☐ Wood Windows and Doors Program
☒ Elderly Resident Program
 What year were you born: _____
☐ Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
☐ Revolving Loan Program
☐ Retaining Wall Program

5. Contractor

Telephone: (____) ____-____

E-mail: _____

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature, grant agreement and/or loan documents.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and/or the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness and attach to this document. All documentation must arrive by 5:00 p.m. on the 1st and 3rd Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of the planned project being done to the structure as well as the materials proposed to be used. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if the initial intent is to repair or replace the windows.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View					
Rear View					
Total Windows/Doors					
Office Use Only					
TOTAL FUNDS ALLOWED					

9. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. Project completion date is one year from owner's date of signature on the grant agreement and/or loan documents.

10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. Acknowledgement

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs included with and for this application and agree to a conservation easement and all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely providing funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan. By signing this document it affirms I have read, understand and agree to this acknowledgement and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant's signature: _____

Date submitted: 8 / 12 / 25

Owner's signature: _____

Date submitted: ____/____/____

Date: August 21, 2025

Case No. 250148
Address: 650 MAIN ST,

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 650 MAIN ST, DEADWOOD, SD 57732, a contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Dale Berg
Owner: D&S BERG BUILDING LLC
Constructed: 1880

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource:

This was the site of the first commercial building in Deadwood, constructed in 1876 by Isaac Brown and Craven Lee. The current building was constructed in 1880. The storefront was occupied by a dry goods store. The second floor served as an opera house with a saloon conveniently located in the basement. The building also housed an early bowling alley watched over by a short-lived fraternal organization, the Knights of Gambrinus. Gus Keller's meat market was here for many years. The pink storefront was the result of a 1940 remodeling for Sederstrom's Restaurant.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a window on the second floor mezzanine. This will require removal of the awning. Plans are (at a later time) to lower and reinstall the awning.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant did participate in the Façade program in 2016 for this structure. Based on a historic photo it appears there were windows on the second floor at one time. In discussion with the applicant the window will be a 4x4 picture wood window. A current picture from the inside of the structure shows the actual window opening. Plans are to rent this area out as an office space. To install the window the historic awning will have to be removed. The applicant has stated plans are to replace the awning at a later date and lowering the awning. Staff recommends approval contingent upon the review of the window specifications before ordering and the original awning to be reinstalled within one month of window installation. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



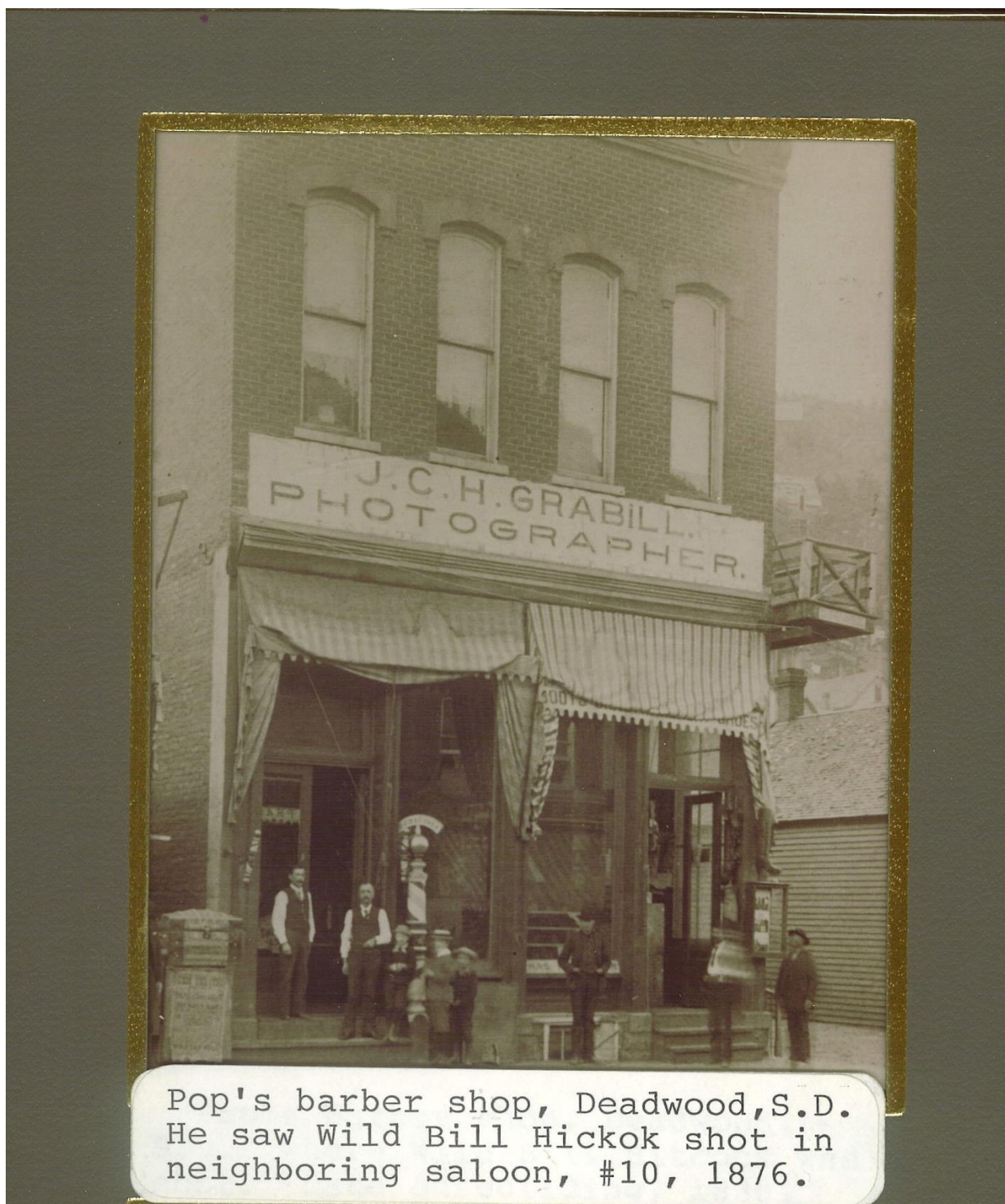
Motions available for commission action:

A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.

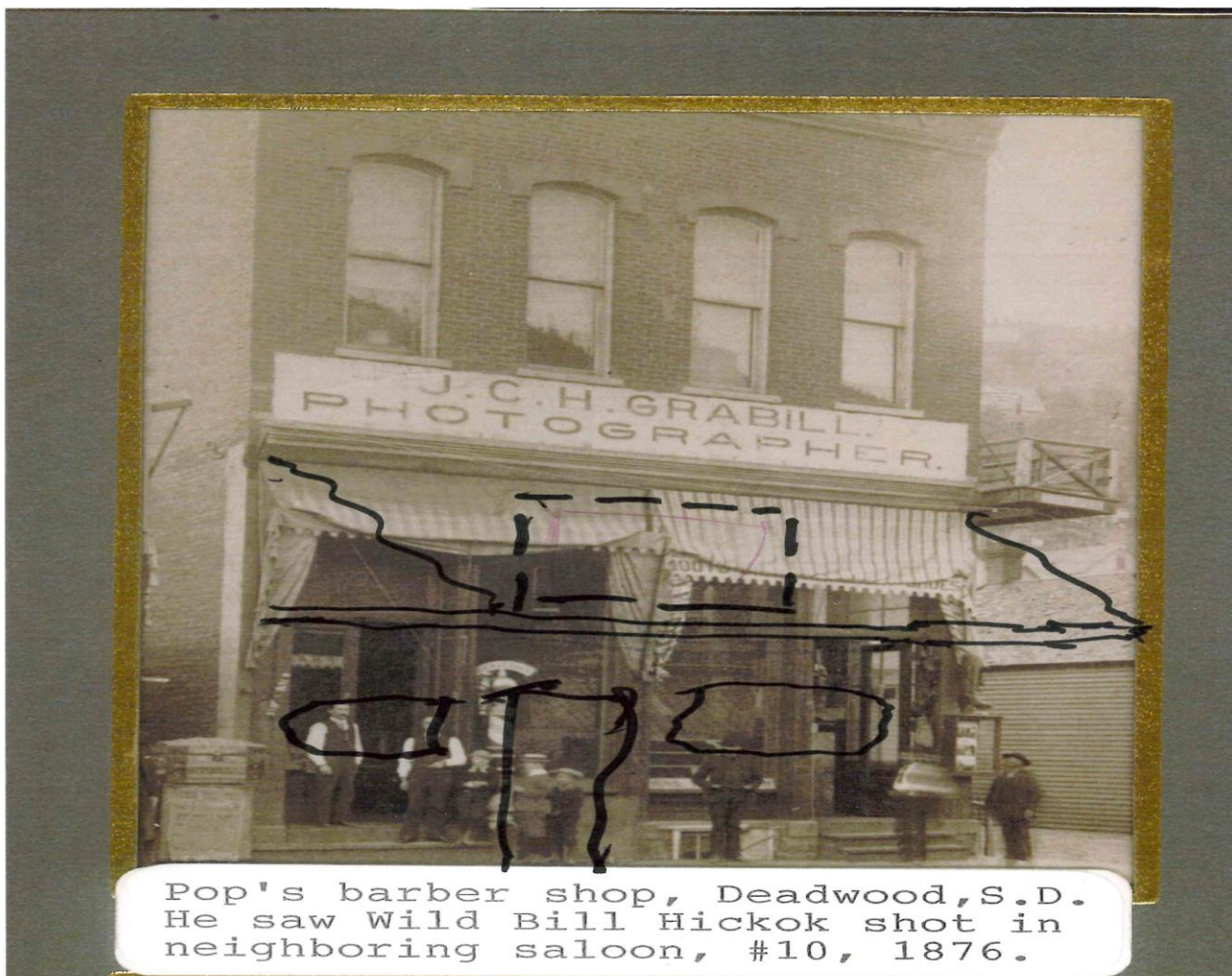
Historic Photo



Enlarged Photo of Windows



Proposed window location.



Prepared by:
 Deadwood Historic Preservation Commission
 City of Deadwood
 108 Sherman Street
 Deadwood, SD 57732
 (605) 578-2082
 (605) 578-2084 Fax



Doc #: 2017-01957
 Date: 05/09/2017 13:27:00
 Sheree L. Green
 Register of Deeds
 Lawrence Co. - Fee \$30.00

DEED OF CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT AGREEMENT is made and entered into this 25 day of January, 2017, between Dale Berg, (dba Berg Jewelry), 650 Main Street, Deadwood, South Dakota, 57732, hereinafter referred to as the "Grantor", and the DEADWOOD HISTORIC PRESERVATION COMMISSION, City of Deadwood, 108 Sherman Street, Deadwood, SD 57732, a South Dakota municipal government, hereafter referred to as the "Grantee".

WHEREAS:

- A. Grantor is the owner in fee of real property (the "Property") located at 650 Main Street, Deadwood, South Dakota, more particularly described in Exhibit A and shown on Exhibit B attached hereto and incorporated herein by this reference;
- B. The Property possess culturally, historically, and architecturally values (collectively the "Conservation Values") of great importance to Grantor, the people of the City of Deadwood and the people of the State of South Dakota; the preservation of which will provide a significant public benefit. The conservation Values, which are more fully described in the Baseline Documentation Report are described in Exhibit C attached hereto and incorporated herein by this reference;
- C. Maintaining the Property's historic and architectural characteristics, and, in particular, maintaining the Property free from new structures, alteration or changes that would encroach upon, damage or destroy the Property are critical to the protection of this property. The conservation of the Property, subject to the terms of this easement, will yield significant benefits to the public by protecting the Property;
- D. The parties have mutual desires and goals towards the long-term preservation of Deadwood's National Historic Landmark district, the State and National Register districts, and the local historic district;
- E. The parties desire to conserve the Property by entering into this Conservation Easement pursuant to SDCL 1-19B-56 to 1-19B-60 of the State of South Dakota and Section 170(h) of the Internal Revenue Code; and
- F. Grantor has received independent legal and financial advice regarding this Conservation Easement to the extent that Grantor has deemed necessary. Grantor freely conveys this Conservation Easement in order to accomplish its conservation purposes.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants contained herein the parties agree as follows:

Doc #: 2017-01957
 Page 1 of 13

1. General Provisions.

- 1.1 Grantee's Representation. Grantee represents and warrants that it is a governmental body empowered to hold an interest in real property under the laws of this state.
- 1.2 Grant of Conservation Easement. Grantor voluntarily grants and conveys to Grantee in consideration of the sum of One Hundred and Seventy Five Thousand Dollars (\$175,000) received in grant-in-aid financial assistance, and Grantee voluntarily accepts, this Conservation Easement to run with the land in perpetuity under the provisions of SDCL 1-19B-56 to 1-19B-60, inclusive, commencing on the date when it is filed with the Lawrence County Register of Deeds.
- 1.3 Purpose. The purpose of this Conservation Easement is to conserve and protect the Property's historic and architectural characteristics as part of National Historic Landmark district, the State and National Register districts, and the local historic district; maintain the Property as referenced in the recitals above, while providing for its compatible use, including further development consistent with the character of the historic districts.
- 1.4 Implementation. This Conservation Easement shall be implemented by maintaining and preserving the Property in accordance with the provisions herein.

2. Definitions.

- 2.1 Baseline Documentation Report. The document entitled "Baseline Documentation Report", incorporated by this reference, that the Grantor and Grantee mutually agree, as depicted by photographs, maps, and supporting text, describes the general condition of the Property, including Structures and Improvements, and driveways, as located on the Property as of the date of this Conservation Easement.
- 2.2 Foot Print of Structures. The Foot Print of a structure shall be that measurement encompassing the enclosed ground floor area, as measured from the exterior, at the point of contact with, or extending/cantilevering above, the ground, and does not apply to unenclosed decks, patios or porches.
- 2.3 Grantee. The term "Grantee" includes the original Grantee and its successor and assigns.
- 2.4 Grantor. The term "Grantor" includes the original Grantor his or her heirs, successors and assigns, and all future owners of all or any portion of the Property.
- 2.5 Improvements. Improvements shall include anything that is constructed, installed or placed upon the ground or a structure, and includes but is not limited to, driveways, parking areas, drainage ways, utility lines, fences, stone walls, paths and walkways, and signs.
- 2.6 Structures. A building or object constructed, installed or placed upon the ground, whether temporarily or permanently. Structures shall include, but are not limited to, residential units, garages, sheds, pool houses, cabanas, moveable buildings, and garden features such as arbors, pergolas, and gazebos.

3. **Reserved Rights of Grantor.** Grantor reserves for himself and his successors in interest with respect to the Property, all rights with respect to the Property except as provided herein, including, without limitation, the right of exclusive use, possession and enjoyment of the Property, and the right to sell, transfer, lease, mortgage or otherwise encumber the Property, subject to the restrictions and covenants set forth in this Conservation Easement. Nothing contained in this Conservation Easement shall be construed as a grant to the general public or to any other person or entity, of any right to enter upon any part of the Property, except as otherwise provided for in Sections 5.2 and 6.2 of this Conservation Easement.
4. **Restrictions Applicable to the Property.** The following restrictions apply to the Property.
- 4.1 **Use.** The Property may be used for residential, educational, or commercial purposes except as permitted herein so long as they are not inconsistent with the terms and purposes of this Conservation Easement. Industrial uses are not permitted.
- 4.2 **Subdivision.** The Property is currently comprised of one (1) tax parcel, which is owned by Grantor. Subdivision of the Property without permission of Grantee is prohibited except as set forth below.

The Property may be subdivided into than two (2) or more tax parcels or lots. Such subdivided parcels may be created and conveyed only in accordance with prior written approval of the Grantee, and upon compliance with the following conditions:

- a. Such subdivided parcels shall remain subject to the terms and conditions set forth in this Easement. The remaining subdivision rights provided for in this Easement shall be allocated at the time of the proposed subdivision or conveyance in a manner to be reviewed and approved by Grantee and set forth in the deed of each new subdivided parcel.
- b. The deed(s) of conveyance of all such subdivided parcels shall contain a metes and bounds description of the subdivided parcel(s) prepared by a licensed professional land surveyor at Grantor's sole cost, which description shall have been reviewed and approved by Grantee prior to conveyance of the subdivided parcel(s). If the Subdivision is activating, or initiating construction within, Grantor shall provide a survey map delineating the parcels.
- c. All costs resulting from the Subdivision of the Property and conveyance of subdivided parcels, including but not limited to reasonable Grantee and associated staff time, including but not limited to time expended on legal review of documents, preparing associated Conservation Easement maps and updating of Baseline Documentation, are to be paid by Grantor. Grantee may, however, in its sole discretion, grant approval, as provided in Section 5.2. (b), for boundary and lot line adjustments that do not create additional building lots nor increase the long-term easement stewardship and administration responsibilities of the Grantee. Notwithstanding the foregoing, Grantor may subdivide the Property for publicly accessible conservation purposes, if such resulting subdivided parcel(s) is to be

conveyed to Grantee or, with Grantee's prior approval, to a public or non-profit organization.

4.3 Permitted Structures and Improvements. No permanent or temporary structures or other improvements shall hereafter be placed or maintained on the Property, except as specifically provided for below, with prior notice and approval pursuant to Section 5.2.

- a. Existing Structures and Improvements. The existing structures and improvements on the Property, including, without limitation, the existing building, and accessory structures, retaining walls, fences, and access are permitted. The existing structures and improvements shall maintain the Property in a good and sound state of repair and to maintain the subject Property, including the other structures or features of the site, according to the Standards and to Deadwood Municipal Code 17.68.090 and 17.68.100, so as to prevent deterioration and preserve the architectural and historical integrity of the Property. All such activities shall be consistent with the restrictions set forth in this Conservation Easement. All existing structures and their accessory structures are documented in the Baseline Documentation Report.
- b. Accessory Structures and Improvements. Accessory Structures and Improvements are permitted so long as they are compatible with the Property and Historic Districts and are approved by the Grantee and the appropriate divisions of state and local government.
- c. Incidental Landscape and Garden Structures and Improvements. Incidental Landscape and Garden Structures and Improvements are permitted so long as they are compatible with the Property and Historic Districts.
- d. Improvements. Improvements as reasonably necessary to serve the permitted Structures may be located and maintained on the Property. Grantee shall give such permission only if Grantee finds that such use of improvement on the Property is consistent with the conservation purposes of this Conservation Easement and that such does not encroach upon, damage or destroy the Property or have an adverse effect on the historic districts in which the property is located.

5. Additional Covenants and Provisions.

- 5.1 Existing Conditions and Baseline Documentation Report. By its execution of this Conservation Easement, Grantee acknowledges that Grantor's present uses of the Property are compatible with the purposes of this Conservation Easement. In order to evidence the present condition of the Property (including both natural and man-made features) and to facilitate future monitoring and enforcement of this Easement, a Baseline Documentation Report describing such condition at the date hereof, has been prepared and subscribed by both parties, is incorporated herein by this reference, and a copy thereof has been delivered to Grantor and an original copy will be kept on file with the Grantee.
- 5.2 Required Notice. Grantor agrees to give Grantee written notice before exercising any reserved right as delineated in this Conservation Easement as follows.

- a. Restrictions on activities that would affect historically significant components of the Property. The Grantor agrees that no construction, alteration, or remodeling or any other activity shall be undertaken or permitted to be undertaken on the Property which would affect historically significant features identified in Exhibit C; exterior construction materials, architectural details, form, fenestration, height of the Property, or adversely affect its structural soundness without prior written permission of the Grantee affirming that such reconstruction, repair, repainting, refinishing, rehabilitation, preservation, or restoration will meet The Secretary of the Interior's *Standards for the Treatment of Historic Properties* (hereinafter referred to as the "Standards").
- b. Restrictions on activities that would affect archeological resources. The Grantor agrees that no ground disturbing activity, defined as any activity extending deeper than twelve (12) inches, shall be undertaken or permitted to be undertaken on the Property which would affect historically significant archeological resources identified in Exhibit C without prior written permission of the Grantee affirming that such work will meet The Secretary of the Interior's "*Standards for Archeology and Historic Preservation.*"
- c. Construction Notice. In order to facilitate the monitoring of this Conservation Easement, to ensure continuing communication, and to determine that new or modified permitted Structures conform to the terms of this Conservation Easement, Grantor shall submit to Grantee sufficient written information. Such information shall allow Grantee to confirm that the Structures proposed for construction: (1) conform to the use or uses permitted within that area, as marked on Exhibit B; (2) confirm the proposed undertaking does not encroach upon, damage or destroy a historic resource; and (3) do not violate any of the terms or conditions of this Easement. Said information shall include the proposed undertaking for the Property.
- d. Approval. Pursuant to actions or activities requiring approvals in this Conservation Easement, Grantor shall submit to Grantee sufficient written information to allow for a determination by Grantee that such action or activity is in compliance with the purposes, terms and intent of this Conservation Easement. Grantee shall have forty-five (45) days from the receipt of the information, and an additional ten (10) days as provided in the following paragraph (or such longer period as the parties may agree to in writing) within which to review such materials and grant or deny approval.

Notice shall be pursuant to Section 5.3 herein. Grantee may review the proposed site to confirm that the proposed action or activity is in compliance with this Conservation Easement, and shall notify Grantor as to whether or not the proposal is in compliance with the terms of this Conservation Easement, not more than forty-five (45) days from receipt of the notice. If Grantee fails to respond within forty-five (45) days, Grantor will further contact Grantee to confirm that Grantee received the first notice, and if after ten (10) days Grantee does not respond, the proposals shall be deemed approved. In approving such proposals, Grantee may attach such conditions as it reasonably deems necessary to comply with the purposes, terms and intent of this Conservation Easement

- 5.3 Notice and Approval Requests, Responses, in Writing. Any written notice or approval request required or desired to be given under this Conservation Easement by Grantor, and any subsequent response from Grantee, shall be in writing and shall be deemed given when received, or three (3) days after mailing by certified mail, or by FedEx or a similar public or private courier service which provides receipt of delivery, properly addressed as follows: (a) if to Grantee, at address set forth above; (b) if to Grantor, at the address set forth above, (c) if to any subsequent owner, at the address of the Property. Any party can change the address to which notices are to be sent to him, her or it by giving notice pursuant to this paragraph.
- 5.4 Enforcement. The Grantee shall have the right to enforce this Conservation Easement at law or in equity, including, without limitation, pursuant to the provisions of this Conservation Easement against any or all of the owners of the Property or any part thereof. If the Grantee, upon inspection of the property, finds what appears to be a violation, or threatened violation, of this Conservation Easement, Grantee shall notify the party in violation or threatening the violation, who shall, in the case of an existing violation, promptly cure the violation by (a) ceasing the same and (b) restoring the Property to the condition before such violation, or in the case of a threatened violation, refrain from the activity that would result in the violation. The Grantee may exercise its discretion to seek injunctive relief in a court having jurisdiction.

Except when an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and architectural importance of the Property, the Grantee shall give the Grantor written notice of the violation. If the violation continues for more than thirty (30) days after notice specifying such violation is given (or in the case of a violation which cannot with reasonable diligence be remedied within a period of thirty (30) days but which the party in violation has commenced to remedy with all reasonable diligence within such 30-day period, then for such longer period as may be necessary to remedy the same with all reasonable diligence), Grantee may take any formal action, including, but not limited to, legal action.

At any time, if Grantee determines, in its sole discretion, that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Property, Grantee may seek immediate injunctive relief and may pursue all its available legal remedies. If a court, having jurisdiction, determines that a violation exists or has occurred, the Grantee may obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantor to restore the Property to a condition that would be consistent with preservation purposes of the Deadwood Historic Preservation Commission and to the Existing Conditions and Baseline Documentation prior to the violation.

Grantee's remedies described in this Conservation Easement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity. Such remedies include the right to recover any damages for violation of the terms of this Conservation Easement or injury to the conservation values protected by this Conservation Easement, including, without limitation, damages for the loss of scenic, aesthetic or ecological values and to require restoration of the Property to the condition that existed prior to any such injury.

The current Grantor (owner) shall reimburse Grantee for all reasonable expenses incurred by Grantee in enforcing the terms of this Conservation Easement against Grantor, including, without limitation, costs and expenses of suit and reasonable attorneys' fees, and any costs of restoration necessary to cure the violation.

Should Grantor prevail in a judicial enforcement action, each party shall bear its own costs. Failure to enforce any restriction or covenant herein contained shall in no event be deemed a waiver of a right to do so thereafter as to the same violation or breach or as to one occurring prior or subsequent thereto.

The failure of the Grantee to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.

- 5.5 Casualty damage or destruction. In the event that the Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grantor shall notify the Grantee in writing within 14 days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Property and to protect public safety, shall be undertaken by the Grantor without the Grantee's prior written approval indicating that the proposed work will meet the Standards. The Grantee shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grantor. If after reviewing the condition of the property, the Grantee determines that the property has been so damaged that it is incapable of repair, the Grantee will notify the Grantor in writing if the damage or destruction is caused by the gross negligence or the intentional acts of the Grantor or future owner, then the Grantee will initiate requisite legal action to recover, at a minimum, the grant funds applied to the property which will then be returned to the Deadwood Historic Preservation Commission.
- 5.6 Amendments. This Conservation Easement may be amended only upon the written consent of Grantee and the then current Grantor (owner) of the Property for that portion of the Property for which an amendment to this Conservation Easement is sought. Grantee, on a case-by-case basis, may agree to amend individual provisions of the Conservation Easement, provided the amendment shall be consistent with preservation purpose of this easement and shall not reduce its term of duration. No amendment may be granted unless the Grantee determines that such amendment will not adversely affect the architectural and historic character of the Property and other protective goals of this Conservation Easement and is otherwise consistent with the overall purposes of this Easement.

Any amendment of this Easement shall be at the discretion of the Grantee (which may establish such requirements for the submission of plans and other documentation as it deems necessary to make the determination required or permitted of it hereunder) and shall comply with South Dakota Codified Law and Section 170(h) of the Internal Revenue Code. Any such amendment that does not comply with South Dakota Codified Law or Section 170(h) shall be void and of no force or effect.

Grantor requesting the amendment shall reimburse Grantee for all expenses, including staff time and reasonable attorneys' fees, incurred in preparing and executing the amendment. Any such amendment shall not be effective unless it is executed in the same

manner as this easement, refers expressly to this easement, and is filed with the Lawrence County Register of Deeds.

- 5.7 Notices of Property Conveyance, Lease or Transfer. Grantor shall give Grantee notice of any subsequent conveyance, including, without limitation, transfer, lease or mortgage of the Property, and any deed or other instrument evidencing or effecting such conveyance shall contain language substantially as follows: "This [conveyance, lease, mortgage, easement, etc.] is subject to a Conservation Easement which runs with the land and which was granted to Deadwood Historic Preservation Commission, by instrument dated January 25, 2017, and recorded in the Office of the Register of Deeds for Lawrence County, South Dakota," The failure to include such language in any deed or instrument shall not affect the validity of this Conservation Easement or its applicability to such property.
- 5.8 Taxes and Assessments. Grantor shall pay all taxes, levies, and assessments and other governmental or municipal charges, which may become a lien on the Property, including any taxes or levies imposed to make those payments. If Grantor fails to make such payments, Grantee is authorized to make such payments (but shall have no obligation to do so) upon ten (10) days prior notice to Grantor, according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy thereof. The payment, if made by Grantee, shall become a lien on the Property of the same priority as the item if not paid would have become, and shall bear interest until paid by Grantor at two percentage points over the prime rate of interest from time to time charged by First National Bank, N.A. or its corporate successor.
- 5.9 Severability. Invalidation of any provision of this Conservation Easement by court judgment, order, statute or otherwise shall not affect any other provisions, which shall be and remain in force and effect.
- 5.10 Binding Effect. The provisions of this Conservation Easement shall run with the Property in perpetuity and shall bind and be enforceable against the Grantor, and all future owners and any party entitled to possession or use of the Property or any portion thereof while such party is the owner or entitled to possession or use thereof. Notwithstanding the foregoing, upon any transfer of title, the transferor shall, with respect to the Property transferred cease being a Grantor or owner with respect to such Property for purposes of this Conservation Easement and shall, with respect to the Property transferred, have no further responsibility, rights or liability hereunder for acts or conditions arising thereafter on or with respect to such Property, but the transferor shall remain liable for earlier acts and conditions occurring during the period of his or her ownership or conduct.
- 5.11 Indemnification. Grantee has no obligations relating to the maintenance of the Property. Grantee shall not be responsible for injuries or damage to persons or property in connection with Grantee's administration and/or enforcement of this Conservation Easement or otherwise with respect to the condition of the Property, provided that the foregoing shall not absolve Grantee of any liabilities it might otherwise have, independently of this Agreement, for wrongfully and directly, without the participation or consent of the Grantor, causing any dangerous condition to come into existence on the Property. Except in the last-described instance, Grantor agrees to indemnify and hold

Grantee and its trustees/directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") harmless from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorneys' fees (collectively, "Losses"), arising from or in any way connected with: (1) injury to or the death of any person, or damage to any property or property interest, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the actions of any of the Indemnified Parties as set forth in the previous sentence; and (2) tax benefits or consequences of any kind which result or do not result from entering into this Conservation Easement.

Grantor hereby releases, waives any rights, and covenants not to sue Grantee with respect to any Losses identified in this Section 5.11. Grantor's obligations to hold harmless, indemnify and defend Grantee as specified in this Conservation Easement shall survive indefinitely and shall not be abrogated if Grantee transfers this Conservation Easement to another party. Grantee shall have no liability to Grantor or any other owner for Grantee's acts, taken in good faith, in connection with the administration of this Conservation Easement.

5.12 Further Acts. Each party shall perform any further acts and execute and deliver any documents, including amendments to this Conservation Easement, which may be reasonably necessary to (a) carry out the provisions of this Easement, (b) qualify this instrument as a conservation easement under South Dakota Codified Law or any regulations promulgated pursuant thereto, and (c) if applicable, carry out the Grantor's intent that as of the date hereof this Conservation Easement shall be deemed a transfer of a qualified real property interest for conservation purposes as defined by Section 170(h) of the Internal Revenue Code.

5.13 Local, State and Federal Laws in Effect. The Property remains subject to all applicable local, state and federal laws and regulations.

6. Qualified Conservation Contribution Covenants.

6.1. Assignment and Continuity. Grantee agrees that it will assign or transfer this Conservation Easement only to an assignee that (a) is a Qualified Organization as defined in Section 170(h) of the Internal Revenue Code and which (b) agrees to continue to carry out the conservation purposes of this Conservation Easement as defined under Section 170(h) and the regulations thereunder. No assignment shall be made which adversely affects the status of the transactions herein contemplated under Section 170(h) of the Internal Revenue Code. Any assignee must be an entity able to enforce this Conservation Easement, having purposes similar to those of Grantee that encompass those of this Conservation Easement. If the Grantee ever ceases to exist or no longer qualifies under Section 170(h) or applicable state law, it will assign this Conservation Easement to a Qualified Organization. If it fails to do so, a court with jurisdiction may transfer this easement to another qualified organization having similar purposes that agrees to assume the responsibility.

6.2 Right to inspect. The Grantor agrees that the Grantee, its employees, agents and designees shall have the right to inspect the Property in order to ascertain whether the

provisions of this easement agreement are being observed. Notice of such inspections shall be delivered to the Grantor, her designee(s) or agent(s) at least twenty-four (24) hours prior to such inspection. The inspection shall be conducted between the hours of 8 a.m. and 5 p.m. on a weekday that is not a legal holiday recognized by the State of South Dakota or at a date and time agreeable to the Grantee and Grantor.

Grantee or its designees shall also have the right to inspect the Property at any time, without prior notice, if Grantee has cause to believe the provisions of the Conservation Easement have been, or are being, violated.

- 6.3 Interpretation. This instrument is intended to create a "qualified real property interest" for "conservation purposes," under the provisions of SDCL 1-19B-56 to 1-19B-60, inclusive, and Section 170(h) of the Internal Revenue Code, and shall be interpreted consistently with such intention. In the event any provision has been omitted from this instrument necessary to qualify the interest hereby granted as such a "qualified real property interest" for "conservation purposes," such provision shall be deemed incorporated herein to the extent necessary to cause the interest hereby granted to be so qualified. If any provision of this Conservation Easement is deemed contrary to the provisions of Section 170(h) of the Internal Revenue Code, such provisions shall be modified or excluded to the extent necessary to cause the interest hereby granted to be so qualified.
- 6.4 Perpetuation of Easement. The fact that any use of the Property that is expressly prohibited by the terms of this Conservation Easement may become greatly more economically valuable than uses permitted by the terms of the Conservation Easement, or that neighboring properties may, in the future, be put entirely to uses that are not permitted by this Conservation Easement, has been considered by Grantor in granting this Conservation Easement and by Grantee in accepting it. Grantor believes that any such changes in the use of neighboring properties will increase the benefit to the public of the continuation of this Conservation Easement, and Grantor and Grantee intend that any such changes shall not be deemed to be circumstances justifying the termination or extinguishment of this Conservation Easement. In addition, the inability of Grantor, his or her successors and assigns, to conduct or implement any or all of the uses permitted under the terms of this Conservation Easement, or the unprofitability of doing so, shall not impair the validity of this Conservation Easement or be considered grounds for its termination or extinguishment.
- 6.5 Effective date. This Conservation Easement shall become effective when the Grantee files it in the Office of the Register of Deeds for Lawrence County, South Dakota, with a copy of the recorded instrument provided to the Grantee for its conservation easement file.

EXHIBIT A
DESCRIPTION OF PROPERTY

(legal description for the deed and/or survey)

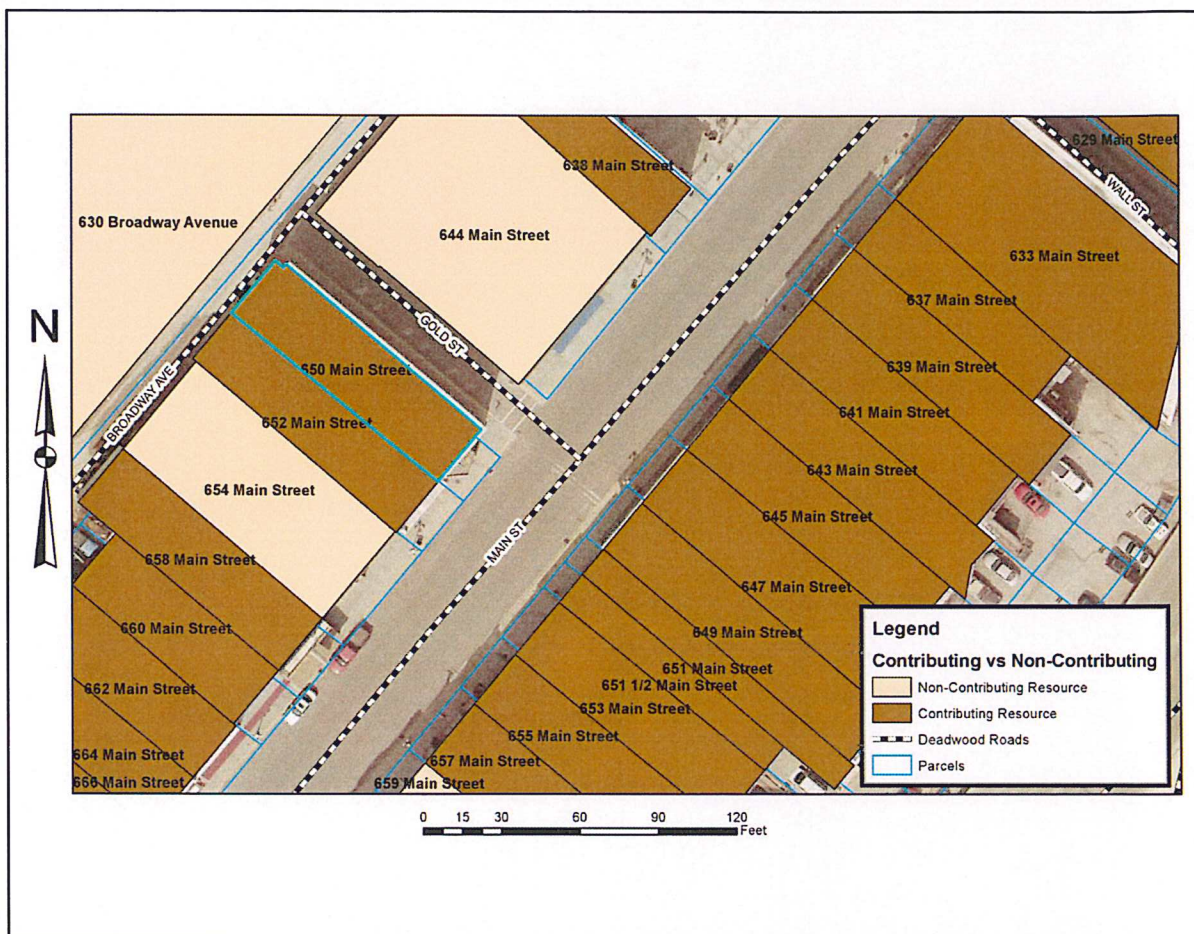
650 Main Street

Lot 16 in Block 19 of the Original Townsite of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers map of said City of Deadwood, subject to easements, reservations and restrictions of record.

EXHIBIT B

CONSERVATION EASEMENT MAP

(Drawn to scale, reduced and attached to the easement)



650 Main Street, Deadwood, Lawrence County, SD is shown in cyan outline in above map generated with ESRI GIS software by the Deadwood Historic Preservation Office on December 27, 2016 by Kevin Kuchenbecker, Historic Preservation Officer, City of Deadwood, 108 Sherman Street, Deadwood, Lawrence County, SD.

IN WITNESS WHEREOF, the parties have executed and delivered this instrument on the date or dates set forth below their respective names.

GRANTOR:

Dale Berg
Dale Berg

STATE OF SOUTH DAKOTA)
)SS.
COUNTY OF LAWRENCE)

On this 25 day of January, 2017, before me, the undersigned officer, personally appeared Dale Berg, known to me as the person who executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Robin Lucas-Deputy Auditor
Notary Public
My Commission Expires: MARCH 3, 2019

GRANTEE:

Historic Preservation Commission

By: Thomas M. Blair Date: 1-25-2017
Its: Chairperson

City of Deadwood

By: Charles Turberville Date: 1-27-17
Its: Mayor

ATTEST:

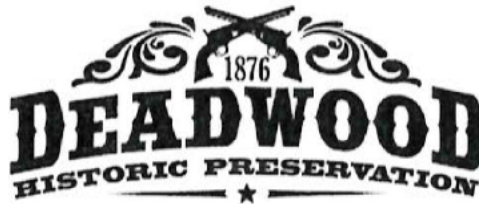
Mary Jo Nelson

Date: 1-27-17

Mary Jo Nelson, Finance Officer



OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE

Section 7 Item a.

Case No. 250148
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 8/11/25
Date of Hearing 8/27/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 650 main Street

Historic Name of Property (if known): NYES 1880

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: [REDACTED]
Address: [REDACTED]
City: [REDACTED]
Telephone: [REDACTED]
E-mail: _____

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: Luis Terrence
Address: _____
City: Deadwood State: SD Zip: 57732
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
once was here	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>wood</u> Style/type <u>victorian</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

will show pictures

Put window in second floor mezzanine -

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

View from Inside



Date: August 22, 2025

Case No. 250150
Address: 874 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 874 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Dale Berg
Owner: BERG, DALE N TRUSTEEBERG, SUSAN R
TRUSTEE Constructed: c 1935

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a wall along the west side of the pool deck to block the view of the camper and add a shed roof to provide shade on the deck. The length of the wall will be 44 feet long and 13 feet high.

Attachments: Yes

Plans: Limited

Photos: Yes

Staff Opinion: The applicant has submitted limited plans which staff has added descriptors for the benefit of the commission. The submittal appears to be removing the actual roof and balance of the side walls from previous denied plans to create a screening of the camper located at the rear of the lot. There is not enough alteration to the previous plans to change the opinion of staff; however, due to the applicant's

apparent conflict with staff and the accusation that staff is not fair and equitable to the applicant, this staff report will not include an opinion but leave the commission to determine if the project should be approved or denied based on the rules, regulations and guidelines adopted by the commission.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

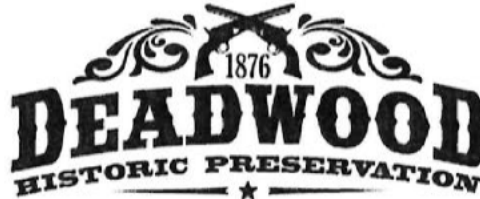
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE

Section 8 Item a.

Case No. 250150
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 8/11/25
Date of Hearing 8/27/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address:

874 Main Street Deadwood

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner:

Address:

City:

Telephone:

E-mail:

Architect's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Contractor's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Agent's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☒ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☒ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☒ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>1 week</u>			
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear		
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Other <u>Shade / Protection</u>			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof	
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Material _____ Style/type _____ Dimensions _____					
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS		
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement		<input type="checkbox"/> New	
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear			
Material _____ Style/type _____					
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Note: Please provide detailed plans/drawings					
<input checked="" type="checkbox"/> SIGN/AWNING	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		
Material <u>wood / Shingle</u>		Style/type _____		Dimensions <u>Treat H&S</u>	
<input type="checkbox"/> OTHER – Describe in detail below or use attachments					

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

will show Pictures

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

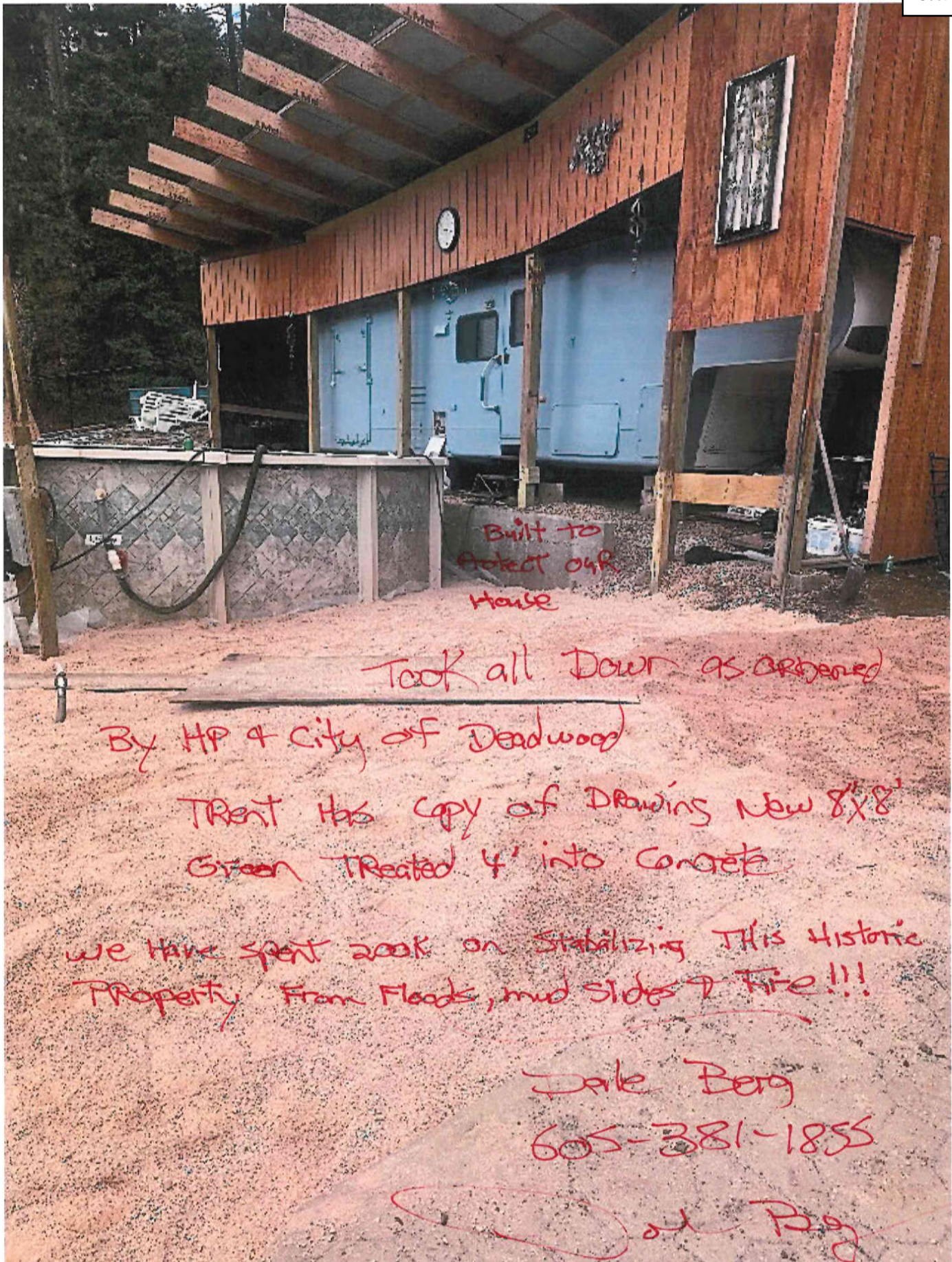
DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

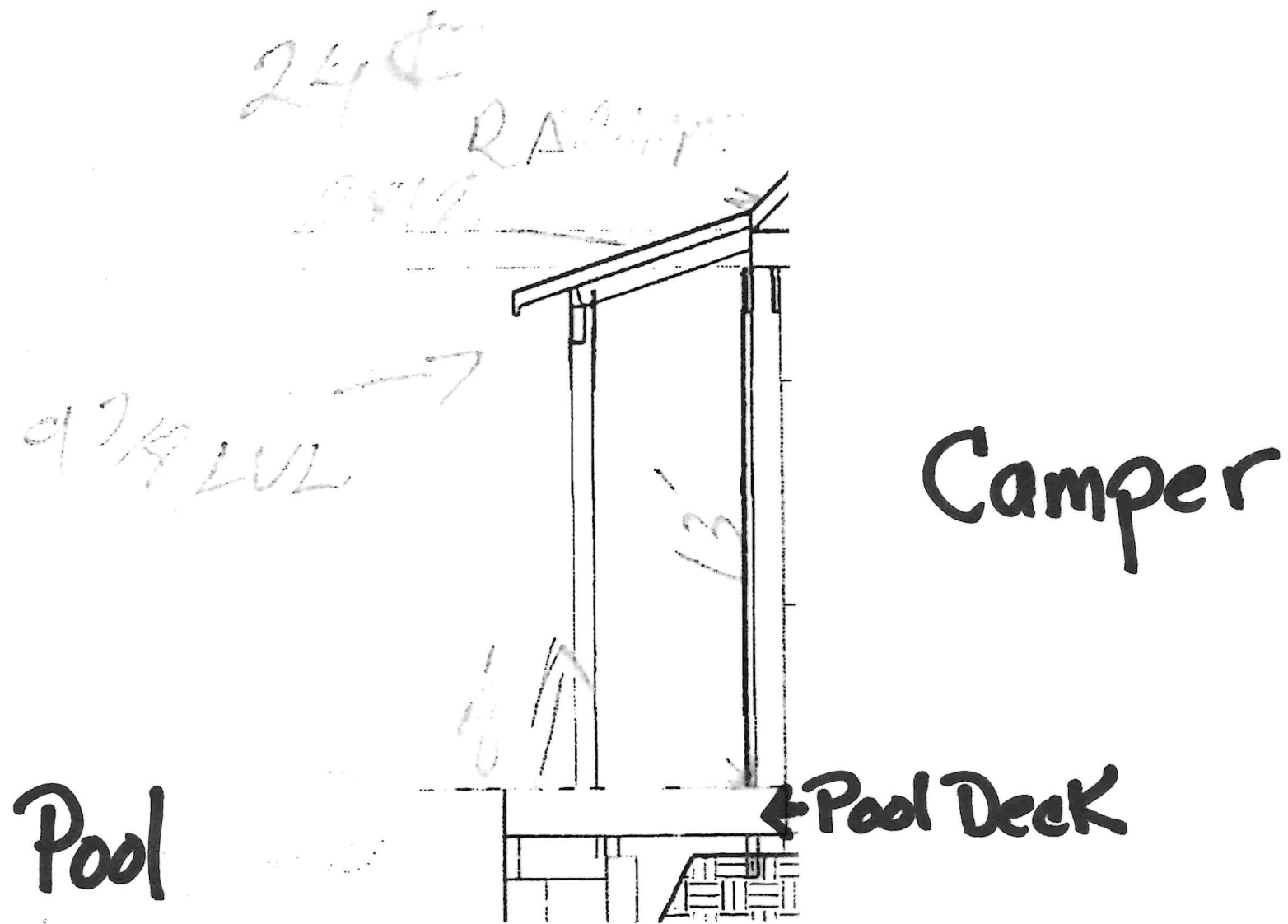
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



we spent 2 Years renovating 874 main Street
before we moved In!

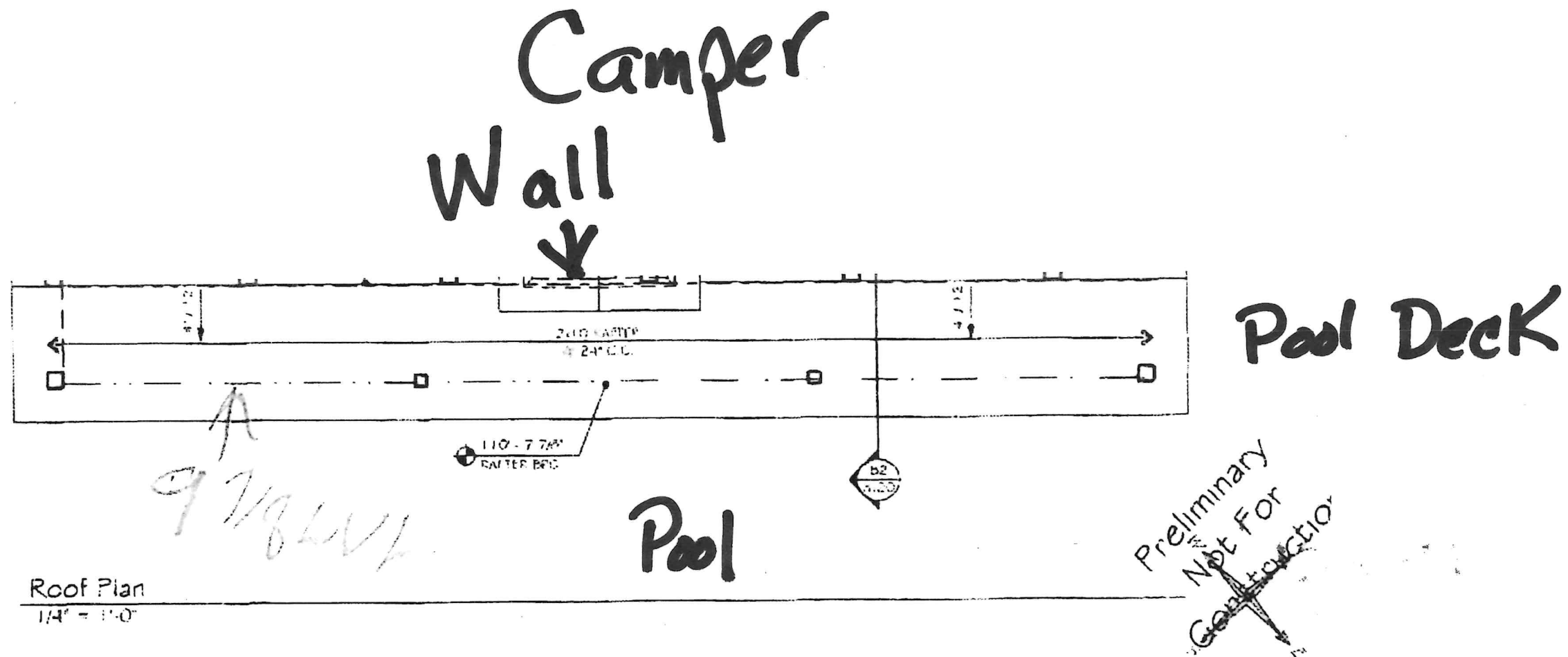
Building Section B1

3/8" = 1'-0"



Section B2

3/8" = 1'-0"



Plan View

Date: August 21, 2025

Case No. 250151
Address: 138 Charles St

Staff Report

The applicant has submitted an application for Project Approval for work at 138 Charles St, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Larry Shama
Owner: SHAMA PROPERTIES LLP
Constructed: c 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood--as elsewhere in the United States--residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional ones seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace siding on the left side of the additional portion with LP Smooth Smart Siding, with the same reveal.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE

Section 8 Item b.

Case No. _____
☐ Project Approval
☐ Certificate of Appropriateness
Date Received ____/____/____
Date of Hearing ____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address:

138 Charles St. Dead SD

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: *Perky Plus Construction*

Address: _____

City: _____ State: *SD* Zip: _____

Telephone: *605-631-9657* Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing ☐ Material
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

☐ **PORCH/DECK** ☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement
Material _____ Style/type _____ Dimensions _____☐ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

Replace siding on left side bump out. Would like to us LP Smart. Same reveal as current siding.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. ***Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.***

ALL WORK:

- ☐ Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

Date: August 22, 2025

Case No. 250152
Address: 14 Harrison

Staff Report

The applicant has submitted an application for Project Approval for work at 14 Harrison, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Michael Guilbert/Natasha Fuller
Owner: GUILBERT FAMILY TRUST0
Constructed: c 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood as elsewhere in the United States - residential remodels commonly borrowed from the, then, popular Craftsman Style. Other remodels copy traditional forms seen in the "picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the garage door with a new automated garage door. Design will be a carriage house type with upper panel windows. The color will match or compliment the house color. The attached estimate is for no windows but we will be getting upper panel windows.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	250152
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/12/25
Date of Hearing	8/27/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION	
Property Address:	14 Harrison St
Historic Name of Property (if known):	

APPLICANT INFORMATION	
Applicant is: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Consultant <input type="checkbox"/> Other	

Owner's Name: [REDACTED] Address: [REDACTED] City: Deadwood Telephone: [REDACTED] E-mail: [REDACTED]	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
Contractor's Name: [REDACTED] Address: [REDACTED] City: [REDACTED] Telephone: [REDACTED] E-mail: [REDACTED]	Agent's Name: [REDACTED] Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____

TYPE OF IMPROVEMENT	
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding
<input checked="" type="checkbox"/> Other <u>garage door</u>	<input type="checkbox"/> Awning
<input type="checkbox"/> Addition	<input type="checkbox"/> Wood Repair
<input type="checkbox"/> Windows	<input type="checkbox"/> Sign
<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> Porch/Deck	<input type="checkbox"/> Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: _____	Project Completion Date (anticipated): _____
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings	
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

Replace Present garage door with new automated garage door. Design will be a carriage horse type with upper panel windows the color will match or compliment the house color. Estimate from SD Overhead Doors is for NO windows but we will be getting an upper panel of windows Natasha Fuller will drop by color samples and model example.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

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The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- ☒ Photograph of house and existing conditions from all relevant sides. *will provide if needed*

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description. *steel - Present door is steel*
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☒ Color samples and placement on the structure. *will provide*
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☒ Written description of area involved. *replace garage door on underground garage*
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

PROPOSAL

Rapid City, SD 57702
 Phone: 605 355 1500
 Website: sdoverheaddoors.com

Customer

Date	Estimate #	Rep
7/16/2025	684	AM

Job Name / Location

M [REDACTED] RT

Customer Phone #: 605-591-9614

LEAD TIME 6-8 WEEKS

We hereby propose to furnish materials and labor necessary for the completion of:

Qty	Item	Description	Price Each	Amount
1	CLOPAY...	CLOPAY OVERHEAD DOOR: 9'X7' CLOPAY MODEL 4300 - CLASSIC STEEL PREMIUM STEEL FRONT AND BACK - 2" THICK POLYSTYRENE INSULATED - R VALUE 9.0 SHORT OR LONG PANEL DESIGN - STANDARD COLOR - NO WINDOWS INCLUDES REMOVE AND HAUL OF ANY EXISTING DOOR AND HARDWARE INSTALLED WITH LOW HEADROOM TRACK, HARDWARE, WEATHER SEAL, BOTTOM SEAL AND VAULT RELEASE - 2 PERSON FULL DAY LABOR	1,944.00	1,944.00
1	EXCISE ...	EXCISE TAX ON TOTAL	39.68	39.68

using 5476 SQ ft
 cost with
 upper windows
 will be closer
 to \$2800.00

SITE CHECK COMPLETE**PLEASE SUBMIT 50% DEPOSIT IN ORDER TO ORDER DOORS**

Subtotal	\$1,983.68
Sales Tax (6.2%)	\$120.53
Total	\$2,104.21

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Sales Tax included (unless otherwise noted)

2.041% Excise Tax not included (unless otherwise noted) - Excise Tax does not apply to "customer pickup" orders

If bid is based on customer provided measurements, and should materials be ordered prior to building being erected and/or site check, customer guarantees the openings will accommodate door sizes as approved in writing by acceptance of this proposal or signed shop drawings - customer responsible for any and all costs associated with error, to include full payment for doors.

All materials are guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any and all electrical wiring (low and high voltage) is excluded from this proposal and should be completed by a licensed electrician. 1-year warranty provided on labor only. All parts and material are subject to manufacturer's warranty - labor excluded after 1 year. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

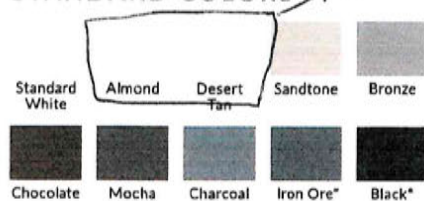
Date of Acceptance: _____

Rep Signature: _____

Customer Signature: _____



STANDARD COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.
Due to the printing process, colors may vary.*

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

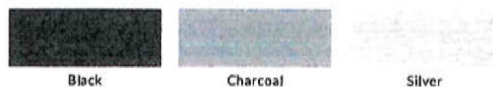
ULTRA-GRAIN® FINISH OPTION



- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Available in Medium, Dark, Walnut or Slate finishes that complement entry doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.
- Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns. All window options are available.

Additional charges apply.

LUSTRA™ FINISH



Lustra™ finished garage doors feature a Black or Charcoal matte look, while Silver has a brushed metallic look. Door exterior has a smooth textured steel surface.

- These modern doors feature thick 24 gauge surface steel.
- Lustra™ finished doors cannot be painted.

*Additional charges apply.
Not available on Models GD1SU, GD1LU, GD2SP, GD2LP, GD1SP and GD1LP.*

GALLERY® STEEL

garage doors

The Gallery® Steel three-layer construction provides exceptional strength, energy efficiency and dent resistance as well as a beautiful carriage house appearance. The 2" or 1-3/8" thickness of Intellicore® polyurethane or bonded polystyrene insulation and thermal break makes these doors heat and cold resistant while the tongue-and-groove joint helps seal out wind, rain and snow. Available in short and long panels with multiple window options, the three-layer Gallery® Steel is virtually maintenance-free, so the first fabulous impression becomes a lasting impression.



intellicore®
insulation technology

Warmer. Quieter. Stronger.

Gallery® Steel garage doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® insulation is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.

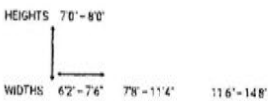
3-Layer Construction			
GD2SU & GD2LU MODELS	GD1SU & GD1LU MODELS	GD2SP & GD2LP MODELS	GD1SP & GD1LP MODELS
			
R-VALUE 18.4	R-VALUE 12.9	R-VALUE 9.0	R-VALUE 6.5

Calculated door section R-value is in accordance with ASTM E90-10.
Models with Ultra-Grain® finish and Black paint options are 35 gauge steel.

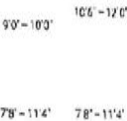
SHORT PANEL WINDOW AND TOP SECTION OPTIONS

Doors range from 6'0" to 16'6" high and 6'2" to 20'0" wide. Consult your Clopay Dealer for size options.

MODELS
GD1SP, GD1SU,
GD2SP AND GD2SU



Illustrations simplified for clarity.



Long Top Section

ARCH1

Plain Short

Vertical Grille on ARCH1

Plain Long

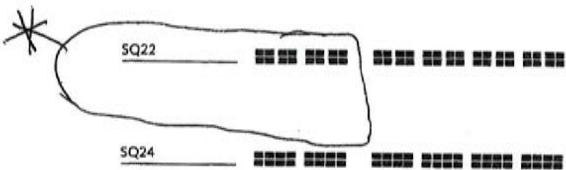
Grille on ARCH1

REC12

ARCH2

REC14

Vertical Grille on ARCH2



Grille on ARCH2

Wrought Iron Short*

Vertical Grille on ARCH3

Wrought Iron Long*

Grille on ARCH3

Wrought Iron Arch*

*Acrylic
Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

Date: August 25, 2025

Case No. 250153
Address: 58 Pleasant

Staff Report

The applicant has submitted an application for Project Approval for work at 58 Pleasant, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Donna Wiese
Owner: KELLAR, DONNAO
Constructed: 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace 10 windows with Jeld-wen wood W-5500 hung. Replace siding with LP Smart siding, 5" reveal.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

Staff conducted a site visit to review the windows with the applicant and contractor. At the time there was no discussion about replacing the siding but it was submitted in the project approval application. However, upon review of the siding while there, it appeared to be in good shape. Staff is recommending approval of the window replacement contingent upon the correct molding of the windows and do not recommend replacement of the siding at this time. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	250153
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	1/1
Date of Hearing	8/27/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082


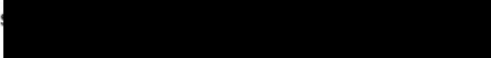
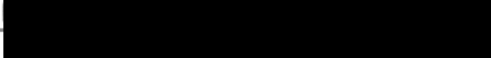

PROPERTY INFORMATION

Property Address: 58 Pleasant, Deadwood

Historic Name of Property (if known): NA

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: 
Address: 
City: 
Telephone: 
E-mail: _____

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: 
Address: 
City: 
Telephone: 
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input checked="" type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

10 Window Replacements with Jeld-wen wood w-5500 double hung. Example attached. Keep

Cornishes above windows.

Siding Replacement: 6" Smartside with 5" Reveal (smooth)

Replace trim with smartside smooth/housewrap before siding application.

FOR OFFICE USE ONLY

Case No. _____

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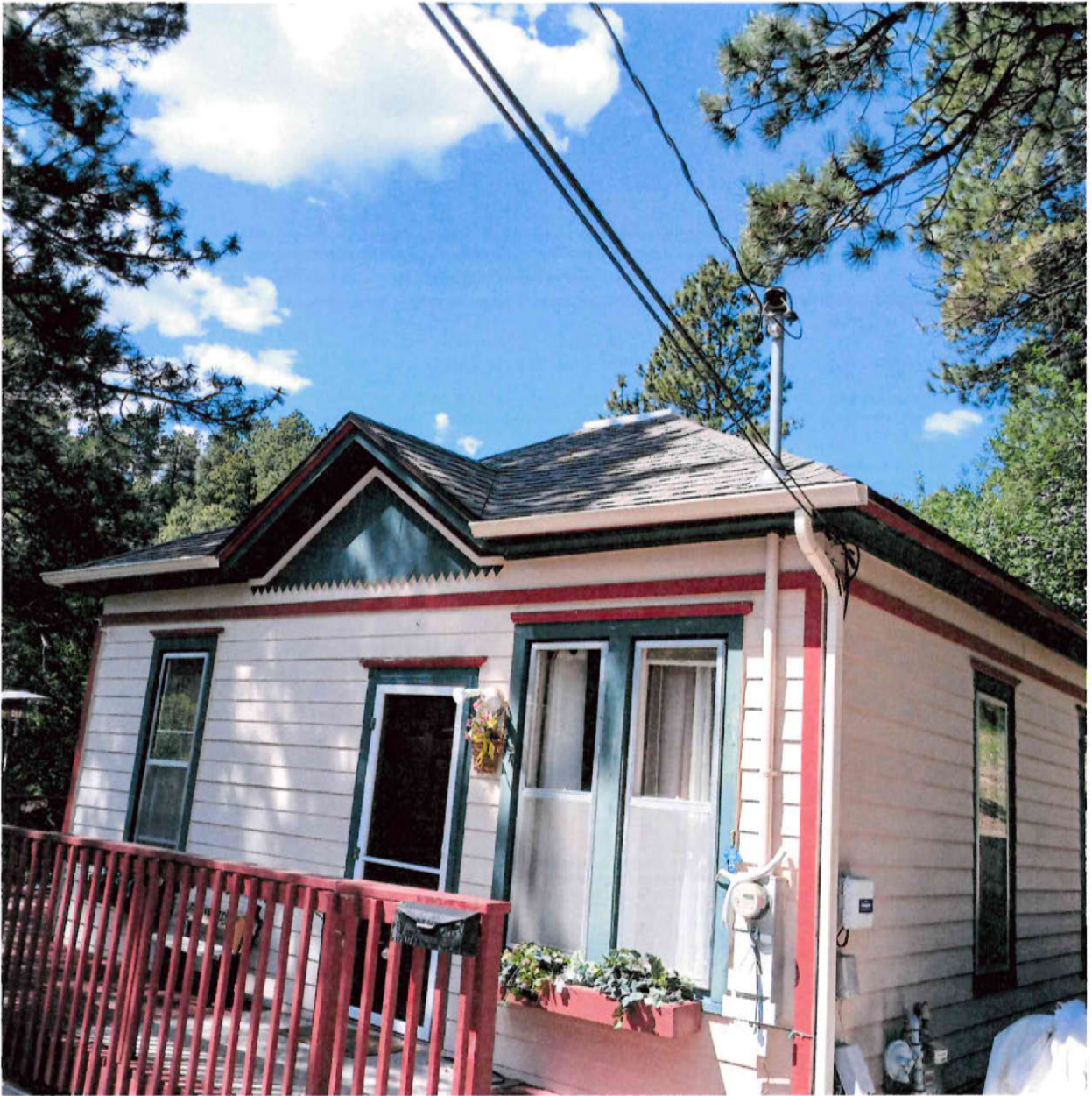
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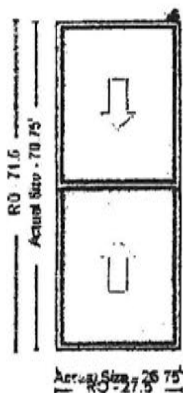








Line Item	Quantity	Product Description	Unit Price	Total Price
100-1	1	JELD-WEN Wood W-5500 Double Hung	\$1,359.59	\$1,359.59
Rough Opening: 27.5 x 71.5		Product Model = Standard		
Actual Size: 26.75 x 70.75		Type of Unit = Full Unit		
Room: None Assigned		Exterior Trim Type = Brickmould		
Unit is viewed from the outside looking in.		Exterior Trim Options = No		
		Country Where Unit Will Be Installed = USA (Certified)		
		Impact Unit? = Not Impact		
		Upper Sash Options = Standard Double Hung		
		Sash Split = Even Divide		
		Measurement Type = Rough Opening Size		
		Rough Opening Width = Custom Size		
		Custom Rough Opening Width = 27.5		
		Rough Opening Height = Custom Size		
		Custom Rough Opening Height = 71.5		
		Exterior Trim Width = 29.375		
		Exterior Trim Height = 72.9375		
		Interior Material Type = Auralast Pine		
		Interior Finish Type = Unfinished		
		Interior Finish = Unfinished		
		Exterior Finish = Unfinished Pine		
		Sash to Match Exterior Frame Finish = Yes		
		Exterior Sash Finish = Unfinished Pine		
		Exterior Trim to Match Exterior Finish = Yes		
		Jamb Finish = Standard		
		Extension Jamb = 6 9/16"		
		Thickness of extension jamb material = (Standard) 9/16" Thick Jamb Extension		
		Performance Grade Rating = PG 35		
		Sill Horns = No Sill Horn		
		Prep for Stool = No		
		Drip Cap = Metal Drip Cap		
		Drip Cap Finish = Brilliant White		
		Kerf Jamb = No Kerf		
		Glass Energy Efficiency = Energy Star North		
		Glass Glazing = Double Pane		
		Glass Energy Options = SunResist with HeatSave		
		Glass Color/Texture = Define Each Panel Separately		
		Glass Type = Standard		
		Neat Glass = No		
		Glass Thickness = Standard Default Thickness		
		Protective Film = Protective Film		
		Glass Spacer Color = Black Spacer		
		Air Space Options = Argon		
		Glazing Stop Style = Traditional		
		Grille Type = No Grilles		
		Hardware Finish = White		
		Lock Type = Recessed Sash Lock		
		Number of Locks = 1		
		Combination Storm Window & Screen = No		
		Phantom Screen = No Phantom Screen		
		Screen Options = BetterVue Mesh (Standard)		
		Screen Frame Finish = Black		
		Screen Style = Full Screen		
		Bottom Rail Option = Standard		
		Concealed Jamb Liner = Tan Jamb Liner		
		Concealed Jamb Liner = Yes		
		Concealed Jamb Liner = Tan Jamb Liner		
		Secondary Vent Stop / Sash Limiter = No Window Opening Control Device		
		Is this a Reorder? = No		
		U-Factor = 0.26		
		Energy Star Qualified = Northern		
		Solar Heat Gain Coefficient = 0.45		
		Visible Light Transmittance = 0.56		
		Condensation Resistance = 46		
		CPD# = JEL-N-885-04769-00001		
		Window Egress = Meets 5.0 sqft Egress (1st Floor)		
		Catalog Version Date = 06/04/2025		
		Catalog Version = 25.2.17.0		
		Customer Service Number = 888-594-3578		
		Type of Grille = None		
		ManufacturerSKU = 4001400		
		Product Warranty Covers Accidental Glass Breakage. Refer to the JELD-WEN warranty for additional information		



Total: \$1,359.59